

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of LISA
Sent: Saturday, 18 May 2019 2:31 PM
To: Council
Subject: Comment on application DA0127/2019

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0127/2019
Address 123 Paterson Street Launceston TAS 7250
Description Visitor Accommodation, Food Services, General Retail and Hire, Community Meeting and Entertainment, Sports and Recreation and Vehicle Parking - Construction of a hotel and mixed use development including signage, and consolidation of lots (re-advertised) at 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street and 16 Margaret Street, Launceston
Name of commenter LISA
Address of commenter
Email of commenter

Comment

This hotel development is out of proportion to the area and will be blocking the view from West Launceston for many residents.

The developer owns much land behind the building and should build a hotel with a lower profile by using some of the car park land to make it less obtrusive in the environment.

The developer should not be given any favours as in recent years some very beautiful homes were demolished and once the car park was established all Paterson st in that area now have 3 hour parking and you have to pay 1 -this is very unfair for the students who study at Launceston College.

The proposed carpark needs to stay a single story so that it doesn't overwhelmed the houses that are in its vicinity.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

From:
Sent: Saturday, 18 May 2019 3:15 PM
To: Contact Us
Subject: DA0127/2019 123 Paterson St Launceston

The proposed building height is over twice the height recommended in the 2018 report by Paul Davies as presented by the council at public meetings. If this DA is approved it will set a precedent before any considered and properly established building height provisions for Launceston is put in place.

Clause 15.4.1 A1 does not allow for building of this height.

If this height is to be considered discretionary it should not be approved until a live display is available for community comment. An in situ mock up using cranes would be the best way to fully present the proposed height (and bulk) in relation to the criteria of 15.4.1 P1.

Regards - Victoria Wilkinson

Victoria Wilkinson

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Allan Miller
Sent: Sunday, 19 May 2019 9:00 AM
To: Council
Subject: Comment on application DA0127/2019

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0127/2019
Address 123 Paterson Street Launceston TAS 7250
Description Visitor Accommodation, Food Services, General Retail and Hire, Community Meeting and Entertainment, Sports and Recreation and Vehicle Parking - Construction of a hotel and mixed use development including signage, and consolidation of lots (re-advertised) at 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street and 16 Margaret Street, Launceston
Name of commenter Allan Miller
Address of commenter
Email of commenter

Comment

I am copy and pasting (again) my previous submission, as I was informed tha the DA was re submitted to council due to a technicality (again) and, therefore, all submissions need to be resubmitted. As the actual DA number seems to have remained the same, I am guessing that I can do it this way ?

I am pleased to see that the deco TRC facade is being retained, although it could be argued that the aesthetics and sheer bulk of what is proposed doesn't fit the character of the area. The gorge is a natural feature in Launceston, and to have it ruined with a building this tall in front of part of it is something that people in Launceston will regret for years to come. Indeed the people in the houses on the hill in West Lton must be thrilled at the thought of being able to see into the hotel rooms from their windows, and having their view dominated by an oversize mirrored tower. During the last demolitions this developer has already shown that they have little concern for the history of the site, and the LCC's apparent fear of the developer also seemed to be a factor. Given the sites history regarding brewing beer in the early 1800s (James Boags Juniors house was one of the houses demolished to make way for the carpark) and the close by female factory, it would be good to see at least some archaeology before it is transformed. Launceston (at least parts of it) are still unique and I believe it is time for the LCC to demand a better outcome for Launceston from developers looking only at their bottom line, and stop the current transformation into a mini Melbourne.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

From: Susanne Lafferty
Sent: Monday, 20 May 2019 12:54 PM
To: Contact Us
Subject: RE: Development 39+m high hotel development 123 Paterson St Launceston

In response to your last email of 17th May 2019 regarding the incorrect display on the site and resulting necessity to resubmit the previous document for the second time, please find below my submission regarding the development of a 39+ high hotel development at 123 Paterson St., Launceston.

Kind regards,
S. Lafferty

Sent: Wednesday, 1 May 2019 3:13 PM
To: 'contactus@launceston.tas.gov.au'
Subject: Development 39+m high hotel development 123 Paterson St Launceston

Development of a 39+m HIGH HOTEL DEVELOPMENT at 123 Paterson St Launceston.

I wish to reiterate the reasons that have been drawn to my attention regarding opposing the approval of the above development.

These are listed below and should be given serious consideration. **Otherwise it would be an act of wilful ignorance to ignore important relevant concerns which point to this development being totally unsuitable for this site.**

- There are important issues affecting the area beyond the near neighbours:
 - Height (the planning Scheme ordinarily limits heights to 12m or =1m above immediate neighbour)
 - Overshadowing
 - Noise from outdoor bars and restaurants
 - Traffic congestion (this is particularly bad in Margaret St and Paterson St during busy commuter times)
 - Noise and smells from cooking and air conditioner systems
 - Insufficient parking (the Planning Scheme provisions are not met)
- **Seismic risk from potential collapse of the 40m tower** should there be damaging seismic change (reports advise against a tower in this location which has two seismic fault lines running on the east side of Paterson Bridge abutments and another along Margaret St, so the proposed Hotel sits on a narrow strip between the two.
- **The site is on land prone to instability** - Reference the Geological Survey of Tasmania map for Launceston showing two of the seismic fault lines passing each side of this development site.
- **The site is a flood prone area** relying on protection from the Paterson St Levee (latest report to Launceston City Council says design protection is now reduced to 1:100 from 1:200 years because of rising sea levels and silt level in the Tamar and the risk of seismic action collapsing the levees.

- In 2018, Paul Davies reported to Council that this site should not be developed higher than 15m (only 12m on southern fringe), Professor Geale said NO Tall Buildings in Launceston, and the late Professor Ingles, said no buildings higher than 4 storeys (about 12m).
- There is a height control that applies to the site. Clause 15.4.1 A1 of the Launceston Interim Planning Scheme 2013 requires that building height be “no greater than 12m or 1m greater than the average of the building heights on adjoining lots”. The proposal does not meet that height limit. As a result, the performance criterion in clause 15.4.1 P1 must be met. It provides as follows:

Building height must be compatible with the streetscape and character of the surrounding area, having regard

to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

Yours sincerely,

S. Lafferty, Junortoun, Victoria.

From: Anne L-B
Sent: Monday, 20 May 2019 1:29 PM
To: Contact Us
Subject: Submission: DA0127/2019
Attachments: Submission_LCC_The Cataract Gorge_JAC_development_May2019.v.3.pdf

To whom it may concern

Further to the recent email from Phillipa Glover in respect of the need to re-submit my representation for the above, please find attached my updated representation for the above development proposal

Regards

Anne Layton-Bennett

The General Manager
Launceston City Council
Town Hall
St John Street
LAUNCESTON 7250

19 May 2019

LCC Development Application: DA 0127/2019
123 Paterson Street, Launceston

The Cataract Gorge is regarded as a deeply special and spiritual area both for Launceston and Tasmanian residents, and as the proponents have noted rates consistently highly in lists of key places in Tasmania to visit, so any proposed development in the vicinity of the Gorge must be considered very carefully by all levels of government.

Since the Gorge and its surrounds fall under the Launceston City Council's jurisdiction, any potential developments likely to impact negatively on the Gorge experience must be scrutinised thoroughly if this iconic area for which it is steward, is to be managed and protected responsibly, and with sensitivity and respect for everyone who cares for and about it.

The proposed JAC development concerns me due to its significant size and scale. Big is not necessarily better, and a structure that will clearly dominate, dwarf and over-shadow everything in proximity risks damaging Launceston's – and Tasmania's – excellent, and justified, reputation for architectural elegance. Launceston currently is a very liveable city of moderate size, but the liveability that has made it such a desirable place to both visit, and relocate to, now appears more and more to be under threat by the rush to capitalise on this wave of popularity.

Building height regulations: clause 15.4.1 P1

My understanding is that planning legislation currently includes few if any restrictions in respect of the height of proposed developments. While this is understood to be under review, decisions that take into account the historic and cultural values of Launceston are unlikely to be discussed or fully approved before this DA is put before Council. Potentially therefore it seems there are no grounds available to Councillors to reject, limit or modify this proposal for reasons of height, size, and visual aesthetics other than their own common sense, feedback from residents such as myself, and their own personal opinion.

My understanding is the proposed development does not meet current height requirements that stipulate building heights be: 'no greater than 12m or 1m greater than the average of the building heights on adjoining lots'. The proposed hotel development does not meet that height limit. As a result the performance criterion in clause 15.4.1 P1 must be met. It provides as follows:

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- a) The topography of the site;
- b) The height of buildings on the site, adjoining lots and adjacent lots;
- c) The bulk and form of existing and proposed buildings;
- d) The apparent height when viewed from roads and public places, and;
- e) Any overshadowing of adjoining lots or public places.

Land stability

Reference to Launceston on the Geological Survey of Tasmania shows two seismic fault lines passing each side of this development site. This suggests collapse of the 40m tower is a strong possibility should there be a damaging seismic shift – and since I've lived in Launceston there have been several earth tremors so the risk potential must be considered seriously.

The site is also situated on a flood prone area, and with the likelihood a changing climate will result in more frequent, and more damaging floods - such as occurred in 2016 – protection from the Paterson Street levee cannot be relied upon. My understanding is that the latest report to LCC suggests design protection is now reduced to 1:100 from 1:200 years due to rising sea levels and silt level in the Tamar, and the risk of seismic action collapsing the levees.

To conclude: like too many other potentially controversial projects this one appears to have been 'fast-tracked'. Advertised initially just before a public holiday, with little time for public comment, does little to gain community support or enthusiasm. Evidence of undue haste to push the project through lies in the proposal requiring no less than three public notices due to the lack of attention to reporting important necessary details. This haste has resulted in a need to make three submissions. While unfortunate, it has perhaps had the effect of alerting the broader community to the planned project, many of whom like myself will be keen to express their justified concerns and suspicion about the perceived secrecy surrounding it.

As it stands I consider this project is flawed and totally inappropriate for Launceston. As such it should be rejected.

Thank you for the opportunity to make this short representation.

Anne Layton-Bennett

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Jarad Murray
Sent: Tuesday, 21 May 2019 12:50 AM
To: Council
Subject: Comment on application DA0127/2019

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0127/2019
Address 123 Paterson Street Launceston TAS 7250
Description Visitor Accommodation, Food Services, General Retail and Hire, Community Meeting and Entertainment, Sports and Recreation and Vehicle Parking - Construction of a hotel and mixed use development including signage, and consolidation of lots (re-advertised) at 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street and 16 Margaret Street, Launceston
Name of commenter Jarad Murray
Address of commenter
Email of commenter

Comment

I've had a brief read of the DA and the proposed plan. I support the design and the height of the design. Yes it is taller than anything near by, but as the renders in the DA show, it's size will not be too significant from any distance and frankly, i'm sick of seeing good modern designs opposed because they don't fit in. Maintain the heritage we have and keep the areas where it is significant in tact, but this is not one of those areas and we don't live in the 1800s anymore. God forbid we end up with another Grand Chancellor monstrosity that is poor piece of architecture with a lame attempt at character.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

21st May, 2019

Mr. Michael Stretton,
General Manager,
City of Launceston,
P. O. Box 396,
LAUNCESTON, Tas. 7250
Fax: - 6323 3001

Dear Michael,

DA0127/2019 - 123 Paterson, Street 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street & 16 Margaret Street, Launceston (Gorge Hotel)

I refer to the above Development Application and confirm that I submitted previous representations on the 16th April, 15th May and now subsequently resubmit as requested.

It is my opinion that the Planning Authority could have responded to the previous representations, enabling a more considered position therefore the failure of the Planning Authority is disappointing. It poses the question as to whether this Development Application should have been assessed by an independent body which would have ensured integrity of the process, recognising the errors that have arisen.

In 1990, the City of Launceston engineer commissioned Dr. Owen Ingles to carry out a seismic risk assessment for the Launceston Municipality and his report was submitted in 1991.


This led to the 1994/95 seismic micro zonation studies commissioned by the City of Launceston and reported in the Michael-Leiba and Jensen 1995 Report.

The purpose of the study was to prepare a zoning map of Launceston that related to the requirements of the Australian Standards for structural design relating to earthquake actions.

Recognising that this site is in a pathway highlighted in the studies, I am advised that this matter is now not addressed in the current Planning Scheme, which it should have been.

Has the developer been made aware of this fact by the Launceston City Council and therefore provided with documentation or in recent years has the Council undertaken any study to override the reports stated above.

Yours sincerely,


Ian J. N. Routley

From: Anna & Michael
Sent: Wednesday, 22 May 2019 2:44 PM
To: Contact Us
Cc:
Subject: RE: Correction - DA0127/2019 - 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125 - 133 Paterson Street & 16 Margaret Street, Launceston (Gorge Hotel) DA0127/2019
Attachments: DA0127 2019 Final Representation Letter LCGPA.pdf

Dear council

Please find attached (again) our representation regarding the proposed Gorge Hotel, from Hands Off Our Gorge.

Yours sincerely
Anna

Anna Povey

From: Philippa Glover
Sent: Friday, 17 May 2019 3:24 PM
To: Philippa Glover <Philippa.Glover@launceston.tas.gov.au>
Subject: Correction - DA0127/2019 - 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125 - 133 Paterson Street & 16 Margaret Street, Launceston (Gorge Hotel) DA0127/2019

Dear Representor,

The City of Launceston will readvertise the development application for DA0127/2019 (Gorge Hotel) on Saturday 18th May. The Council was made aware that one of the six sites notices required by the Land Use Planning Approvals Act had been incorrectly displayed on the site.

It's extremely important that as the planning authority we act transparently and adhere to the strict guidelines of the Act at all times. Unfortunately, in our haste to have the original matter resolved, one of the signs on the site was incorrected displayed on the wrong boundary line. Concerns were raised with us by a member of the public about the location of that sign, and we have decided to err on the side of caution and re-advertise the DA once more.

We are working hard to ensure every possible appropriate notification is undertaken to allow the public to be informed of the proposal.

The application will commence re-advertising this Saturday 18th May and conclude at close of business on Monday 3rd June.

This will mean that the proposed representor meeting which was to be held on Wednesday 29th May has been rescheduled to Thursday 6th June, in the John Duncan Room, Albert Hall.

Due to the re-adverting of this application, you will be required to re-lodge your representation during this period. You can re-lodge your representation as it was or utilise the extra time to provide further comment. Like last time, you will need to lodge via contactus@launceston.tas.gov.au , in person at Council Offices, or via mail to Town Hall, 18-28 St John Street, Launceston TAS 7250.

Due to statutory timeframes, the new representor meeting will be held on Thursday 6th June from 1:00pm - 3:00pm in the John Duncan Room, Albert Hall.

I apologise for any inconvenience caused and look forward to receiving your representation.

If you wish to discuss this matter further please contact myself on Ph. 6323 3328 or email Philippa.Glover@launceston.tas.gov.au or Richard Jamieson on Ph. 6323 3350 or email Richard.Jamieson@launceston.tas.gov.au. The Planning Officer responsible for this application, Iain More, will be available from Monday 20th May 2019.

Kind Regards,

Pip Glover | City Development - Team Leader Planning Assessments | City of Launceston
T 6323 3328 | www.launceston.tas.gov.au
Work days Monday, Tuesday, Wednesday and Thursday



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This disclaimer has been automatically added.

"HANDS OFF OUR GORGE"
Launceston Cataract Gorge Protection Association Inc.

General Manager,
City of Launceston,
PO Box 396,
Launceston TAS 7250
contactus@launceston.tas.gov.au.

28th April, 2019

Re: Development Application Representation Letter

Development Application Number: DA0127/2019
Address of Development: 123 Paterson St, Launceston TAS 7250

Details of Representor:

Name: Launceston Cataract Gorge Protection Association Inc
Contact name: (President) Ms Anna Povey
Address: as above

Reason for Representing:

The proposal is called the Gorge Hotel, notes its close proximity to the Gorge (350m away) and claims that it will be a "dramatic architectural form inspired by the natural beauty of the Cataract Gorge; its natural setting, its visual beauty, its ruggedness, and its geological and structural formations". Our group, known as Hands Off Our Gorge, stands up for these aspects of the real Cataract Gorge, and does not believe a concrete and glass 39 metre hotel tower reflects or complements the natural beauty of our Gorge at all.

We consider that the scale, height and proximity of this hotel will have negative impacts on the Gorge and on the daily experience of the Launceston community who love the Gorge, and so we make this representation urging the council to reject this development application.

We believe the Development Application should be rejected because:

- The proposed hotel tower, at 39 metres tall, is simply considerably too high.
- The hotel will dwarf the natural and simple entrance to the Gorge, as seen from Prime Viewpoint R (the viewing platform at the southern end of Royal Park). This is a key viewpoint identified in the Cataract Gorge Management Area Code E17.0, and as such, this hotel, while outside the Gorge itself, will have an impact on the experience of the Gorge from across Launceston. When you look from anywhere in Launceston towards the Gorge, to see this beloved entrance, the hotel would be the larger impact on the eyes.
- The Reimagining the Cataract Gorge White Paper (2015) noted that "any adjacent accommodation would also need to be **low impact and sensitive to the environment**"
- The community roundly rejected tall buildings in the very recent Launceston Building Height and Massing Study (2018); "**the general community view was for ... a maximum height of around 15 metres**" and even the author, Paul Davies, recommended "an absolute maximum height limit of 24 metres across the city area".
- The community is expecting this consultation to lead to regulations to control building heights, not the imposition of an enormous building before such regulations can be enacted

- This comprehensive community consultation so recently conducted should be respected by the council, by rejecting this proposal which at 39 metres is clearly way outside the preferred community maximum height.
- Previous consultation for the Greater Launceston Plan Vision Statement (December 2012) also highlighted that the community definitely **did not want to see "high rise development"** and **"futuristic architecture that is out of step with the city's character"**
- World-renowned Gehl Architects' Launceston Public Spaces and Public Life (2011) (council commissioned) positively identified "The city is very fortunate in having preserved large numbers of old city buildings with **low building heights**, narrow frontages and rich architectural forms, forming **very pleasant and human-scale streetscapes**". This study recommended maintaining this human scale
- From another important **viewpoint at Home Point**, the hotel tower will look like a giant dam wall or film screen (DA Figure 21) and **dwarfs Ritchies' Mill** and every other building in the vicinity.
- From many angles, the hotel will block views of the West Launceston hillside, with its small, heritage buildings nestled amongst dense trees and natural bushland.
- This 39m hotel would form a precedent that would lead to ongoing demands to develop tall buildings across Launceston. The DA notes the prior existence of the Silos Hotel as if that is a precedent, along with the much disliked Myer Building and Telstra Building, while we would see the latter buildings as lessons to be learnt and not repeated. The Silos are an anomaly as they have existed for many decades and re-purposing was seen as acceptable in that case, not as an indication that more new buildings of this height would be in any way desirable.
- Council should see this proposal as a "thin edge of the wedge" that would inevitably lead to increased building heights, with each developer insisting on the precedent set by the tallest building before. The recent community consultation on building heights was done in order to avoid such piece-by-piece dismantling of the character of Launceston, and community was "quite clear in their responses that they do not want to see the city increase significantly in height". This hotel is a threat to the human scale of the city.

The photomontages make it very difficult to judge the true impact that the hotel will have in the landscape. The use of a wide angled lens changes viewing perspectives in many of the photos, for example looking across the Tamar Basin. Figure 11, reportedly from the corner of Margaret and Paterson, appears to be taken from somewhere above the corner and not from ground level. It is misleading and the wide angle lens used also distorts the image. In addition Figure 13, which is the view of the tower looking south down Margaret Street creates the impression that the tower is approximately the same height as Launceston college. This conflicts strongly with figure 20 from the Yacht Club where the hotel is shown towering over the college.

Jan Gehl has written extensively arguing that wonderful places feature three- to six-story buildings. He advocated low- to mid-rise environments as ideal places that can promote walkable and less car-dependent neighborhoods, and asserted that neighborhoods with shorter buildings are more successful urban places than those with taller buildings. He lamented that new skyscrapers, reaching unprecedented heights, are "eyesores" or at least less appealing than the low-slung Parisian urban design model. Overall, Gehl criticized steel-and-glass vertical urbanism for creating unpleasant, soulless, crowded, and inhumanly scaled environments. (The Sustainability of Tall Building Developments: A Conceptual Framework Khair Al-Kodmany. Buildings, 2018).

The DA itself quotes the BDA Report as saying people "expressed greatest interest in visiting Cataract Gorge". They don't come to see a hotel whose walls are bigger than the actual dolerite cliffs (average 10m tall) within the Gorge. Even if "the finishes chosen... have been designed to reflect and represent the relationship between stone and water at the nearby Cataract Gorge", it is clear that "rock patterned precast concrete" does not look in the slightest bit like dolerite!

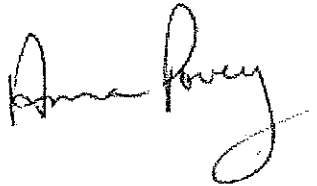
The proponents presume to create an "iconic building that will provide a connection between the Launceston CBD and the surrounding natural beauty of greater Launceston" and even compare it with the Sydney Opera House! The hubris of thinking 80,000 Launcestonians will embrace this as their iconic building, while the hotel actually blocks the view of greater Launceston, especially the West Launceston hillside, and dwarfs the heritage buildings and the natural entrance to the Gorge. This hotel will be significant only in its dominance of the space and intrusion into the daily experience of the Launceston community. This enormous hotel is not a community space, which is what communities tend to feel fond of, or a natural space, such as the Gorge that the proposed hotel is named for.

In conclusion, as Gehl Architects found, "Launceston is a fortunate city of a human scale". "The homogenous building mass also dictates some rather simple messages to new buildings, regarding heights and massing, that can be easily understood". Launceston enjoys a wonderful natural setting. In very close proximity of the city centre are vast nature reserves as e.g. the Tamar River, North Esk River, Cataract Gorge Reserve and Trevallyn Nature Recreational Area. In respect of the wonderful natural assets Launceston could do much more to capitalize on these elements in order to add character and identity to the city centre."

"The community deserves the best outcome for this last significant development site on the Tamar Basin riverfront which is within easy walking distance of the CBD and Cataract Gorge", says the proponent. This 39 metre tall block of concrete and glass is **not** that best outcome. It belongs in a big mainland city, not Launceston.

We respectfully request that council rejects this application.

Yours sincerely



Anna Povey, for
"Hands Off Our Gorge"
Launceston Cataract Gorge Protection Association Inc.

From: Anna & Michael
Sent: Wednesday, 22 May 2019 3:20 PM
To: Contact Us
Subject: Representation - DA0127/2019 - 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125 - 133 Paterson Street & 16 Margaret Street, Launceston (Gorge Hotel) DA0127/2019
Attachments: DA0127 2019 Representation Povey.pdf

Dear Sir/Madam

Please find attached my representation on the proposed "Gorge Hotel".

Yours sincerely

Anna Povey

General Manager,
City of Launceston,
PO Box 396,
Launceston TAS 7250
contactus@launceston.tas.gov.au.

Re: Development Application Representation Letter

Development Application Number: DA0127/2019
Address of Development: 123 Paterson St, Launceston TAS 7250

Details of Representor:
Name: Ms Anna Povey

Reason for Representing:

As someone who put in a submission to the recent council consultation on building heights, and read with interest the initial paper and final report on the consultation, I am shocked by this proposal for a very large building which is completely beyond the proposed building height limits and the community consensus for a human-scaled city.

I urge the council to reject this Development Application.

I believe the Development Application should be rejected because:

- The proposed hotel tower, at 39 metres tall, is on a par with the largest buildings in Launceston, which are all viewed as ugly blights on our city, and the proposed new building is similarly intrusive. The proposal is just too tall.
- The building is proposed within an area where almost all other buildings are only two storeys tall. This tall building would loom over the surroundings, and also set a precedent for this area, leading to ongoing building height creep.
- The site is currently dominated by its backdrop - the attractive hillside of West Launceston, with its heritage houses and bushland. This proposed hotel would obstruct views of this hillside and become the new dominant focal point; an unwelcome one.
- Even if Launceston wanted to make an exception to the current low-rise city and allow a large building to be built, it should only be one that is of benefit to the community, and of necessity tall, such as a hospital. There is no call for the height average to be broken by a building that is purely for private profit.
- The tourists who would use the hotel are attracted to Launceston because of its natural beauty and history – Cataract Gorge, the Tamar River and the fantastic collection of heritage buildings, one of the best in Australia. The hotel would ruin the very aspects which make Launceston appealing to visitors. There is no point in making Launceston like every other over-developed city.
- When one looks from anywhere across the city to this part of town, the main impression from afar is the West Launceston hill, the old silos at Ritchies Mill, the

bridges across the river and the entrance to Cataract Gorge. This is the view that should be retained; it should not be dominated by a huge, modern building.

- In the very recent Launceston Building Height and Massing Study (2018); **"the general community view was for ... a maximum height of around 15 metres"** and even the author, Paul Davies, recommended "an absolute maximum height limit of 24 metres across the city area".
- The community is expecting this consultation to lead to regulations to control building heights, not the imposition of an enormous building before such regulations can be enacted
- This comprehensive community consultation so recently conducted should be respected by the council, by rejecting this proposal which at 39 metres is clearly way outside the preferred community maximum height.
- Previous consultation for the Greater Launceston Plan Vision Statement (December 2012) also highlighted that the community definitely **did not want to see "high rise development"** and **"futuristic architecture"** that is out of step with the city's character"
- World-renowned Gehl Architects' Launceston Public Spaces and Public Life (2011) positively identified "The city is very fortunate in having preserved large numbers of old city buildings with **low building heights**, narrow frontages and rich architectural forms, forming **very pleasant and human-scale streetscapes**". This study recommended maintaining this human scale
- Council should see this proposal as a "thin edge of the wedge" that would inevitably lead to increased building heights, with each developer insisting on the precedent set by the tallest building before. The recent community consultation on building heights was done in order to avoid such piece-by-piece dismantling of the character of Launceston, and community was "quite clear in their responses that they do not want to see the city increase significantly in height". This hotel is a threat to the human scale of the city.
- The pictures created for the proposal were not representative of how it will look. They use clever angles and wide-angled lenses to distort the picture and make the hotel look barely larger than the nearby College. In reality, this building will be some 6 storeys larger than the College.

All in all, the people of Launceston do not want an enormous and intrusive hotel in their city. This city is the best in Australia because it has all the key services, arts and a dynamic community, set in a human-scale city with a direct connection to the nature of rivers, bushland and Cataract Gorge.

Please do not jeopardise Launceston's specialness by approving this giant, out-of-place proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anna Povey'. The signature is fluid and cursive, with a large loop at the end of the last name.

Anna Povey

Lyn Norris

From: Paul
Sent: Friday, 24 May 2019 4:50 PM
To: Contact Us
Subject: Gorge Hotel plans

Hi,

I am a very concerned Launceston resident, I recently became aware of the plans to build a massive mini skyscraper hotel of around 9 stories in height, next to the TRC Hotel in Launceston. I have seen diagrams of this building, and it can only be called a monstrosity. It is not only extremely ugly, but it is totally out of keeping with ALL surrounding buildings. It looks totally out of place and ridiculous at the present planned location, but it would also look ridiculous and out of place anywhere in Launceston. There are countless other places in Launceston where a 5 star hotel can be built, although hopefully they would not be as ugly as this. I very much hope the Launceston City council is not even considering giving this monstrosity the go ahead, if so it would be like a millstone around your necks in future, one which would be looked back on with shame, and seen as a real destruction of Launceston's beautiful look. It would completely destroy one of the big tourist draw-cards which Launceston has. That Launceston is not Sydney or Melbourne, we don't have massive ugly buildings jutting out everywhere, we don't have skyscrapers or mini skyscrapers like this monstrosity. People come to Launceston as tourists because they want to see a beautiful little city which does not remind them of Sydney or Melbourne. If any of you Launceston Councillors would like to see this building built, then please go and live in Sydney or Melbourne, as ugly mini skyscrapers jutting out ruining the whole area is obviously the kind of place you want to live in. Launceston markets itself as a beautiful natural place to visit, where you can escape the hustle and bustle of Sydney or Melbourne, and come to see a beautiful little city, much of its architecture lovely and old. Building this monstrosity would totally destroy the whole skyline of the area, and this area is a very scenic area for tourists, relatively close to a lighted walking track that leads to the Gorge. Development for development's sake is not always good, and this would be a massive mistake giving this monstrosity the go ahead. I have also noticed in the diagrams which have been provided, this ugly hotel looks even smaller than it would actually be. Nine stories is very high, which compared to the Launceston College across the road, would be towered over by this monstrosity, and it would tower over the whole area. So, the developers have not been honest with how high it would actually be if built, it would in reality be much higher than it looks in the diagram. Another problem is this area is busy enough already, many times throughout the day there is a lot of traffic around that corner. It is a totally ridiculous place to build anything like that. I have spoken to many Launceston residents about this and when shown the diagram and told of these plans to build this massive tall hotel in this small area, everyone I spoke to said things like "you have got to be joking" "that is a joke, stupid", "that is ridiculous", and some expletives along with that. I sincerely hope you will take on board these concerns, and will not give this massive monstrosity the go ahead, especially in this small area, it is a totally ridiculous idea, and would ruin the whole area. It would also put a dagger in the heart of the very reason tourists come to see Launceston, to see a beautiful little city, which does not have massive ugly monstrosity buildings like this. Thank you, Paul Throssell, [REDACTED]

From: Paul
Sent: Friday, 24 May 2019 5:04 PM
To: Contact Us
Subject: Gorge Hotel Plans

Hi,

I am a very concerned Launceston resident, I recently became aware of the plans to build a massive mini skyscraper hotel of around 9 stories in height, next to the TRC Hotel in Launceston. I have seen diagrams of this building, and it can only be called a monstrosity. It is not only extremely ugly, but it is totally out of keeping with ALL surrounding buildings. It looks totally out of place and ridiculous at the present planned location, but it would also look ridiculous and out of place anywhere in Launceston. There are countless other places in Launceston where a 5 star hotel can be built, although hopefully they would not be as ugly as this. I very much hope the Launceston City council is not even considering giving this monstrosity the go ahead, if so it would be like a millstone around your necks in future, one which would be looked back on with shame, and seen as a real destruction of Launceston's beautiful look. It would completely destroy one of the big tourist draw-cards which Launceston has. That Launceston is not Sydney or Melbourne, we don't have massive ugly buildings jutting out everywhere, we don't have skyscrapers or mini skyscrapers like this monstrosity. People come to Launceston as tourists because they want to see a beautiful little city which does not remind them of Sydney or Melbourne.

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From: Julieanne Richards
Sent: Sunday, 26 May 2019 3:39 PM
To: Contact Us
Subject: Representation on DA0127-2019
Attachments: Representation re DA01272019.docx

Dear Madam/Sir

Please find attached my representation to Council regarding the above development application. I would be grateful if you could pass it to the relevant section.

With thanks,

Yours sincerely,

Julieanne Richards

**Re: development application 0127/2019
(proposed Gorge hotel)**

I am writing to express my concerns about this proposed development.

I wish to object about the height of the building that is planned to be built. Clause 15.4.1.A1 of the Launceston Interim Planning Scheme expressly limits buildings to no greater than 12m or 1m higher than existing buildings on adjacent lots and then only if they are compatible with the existing streetscape and character of the area. The proposed development entirely fails to meet these stipulations. The location makes consideration of relaxation of these limits even more inappropriate.

Launceston's low-rise nature preserves many of its vistas, accentuates its scenic assets and light. These are enjoyed by all its citizens and visitors and shouldn't be sacrificed for the financial gain of a few. Launceston is a city on a human scale and better for it.

Launceston's many intact streetscapes are one of its charms for both visitors and locals. As a regional centre, we rely on our character to differentiate us. Tourists do not visit us to see the same old thing they can see everywhere. The city's character is also a source of pride and identity for many of its citizens and distinguishes it as the major regional centre it is.

The proposal would overwhelm nearby buildings, ruining sightlines and intrude on the landscape – all near the city's greatest asset, the Cataract Gorge. It would also have a profound impact on adjacent residential properties for all of these reasons and also for increased noise and overshadowing.

Independent experts such as Paul Davies, Professor Geale and Professor Ingles have all argued persuasively that Launceston should preserve its low-rise character.

I am also concerned that additional traffic will further compound the existing traffic challenges in this area. Greater congestion will increase pollution and noise from this source.

The area is a principle approach to the Gorge and one of the main approaches to the city – increased congestion, noise, air pollution and visual intrusion would detract from the area for both residents and visitors. Parking in the general vicinity is already limited during times of peak demand. As well as the parking needs of nearby education facilities, it is a popular area for public recreation, providing access to the river, parks, Gorge and the Queen Victoria Museum and Art Gallery.

I also wish to express my concern about the impacts of the development on the already taxed storm water and sewerage system of the area. No further load should be put on the system until it has the capacity to cope with the full load at all times.

Thank you for the opportunity to express my concerns. I grew up Launceston but have had the opportunity to live in other parts of Australia and overseas. It has given me a great appreciation for the many lovely attributes of this city. Once we let assets degrade, it is hard, often impossible, to repair them. I urge you to decline this application.

Yours sincerely

Julianne Richards

From: Rudolph van't Hoff
Sent: Monday, 27 May 2019 10:12 AM
To: Contact Us
Subject: Development Application DA0127/2019
Attachments: Letter to Council DA0127-2019.pdf

Please find attached my submission addressing concerns over the development proposed for the Gorge Hotel - DA0127/2019.

Please confirm receipt of same.

Regards,

Rudolph van't Hoff

Rudolph van't Hoff

The General Manager
City of Launceston Council
PO Box 396
Launceston 7250
TASMANIA

RE: Development Application DA0127/2019
GHD P/L
Paterson & Margaret Streets, Launceston

Dear Sir,

I'm writing concerning the hotel proposed for the site situated on the corner of Margaret and Paterson Streets.

I wish to raise objection over the height & proposed materials, disruption to existing premises (damage and impeded income/access), potential safety concerns and increased traffic in the area.

Safety concerns:

The site was previously home to quite a few houses of historical nature to the area. This was altered in 2017/2018 with the levelling of those houses to produce a 'car park'. During the construction of this 'car park' there was damage created to surrounding buildings. It is understood that Launceston College has seen movement in a few areas since and the building on the corner of Margaret and Brisbane Sts has had to have repairs carried out as a result. As the construction was fairly minimal impact in terms of the level of works required, I fear that the impact of much more invasive works will produce far worse results. The location is incredibly unstable. This is partially the reason Launceston College was not built taller than its current height.

As I understand the development is proposed in two stages. The first being to leave the current service station in situ. However, the highly invasive ground works required to sure-up the foundations for the hotel would surely include pilons being driven into the ground. I am curious what consideration has been given to the in-ground storage tanks for the current service station? These tanks have been in place for many decades and I have fears that disturbing the ground around them will produce leaks or catastrophic failure, which is a huge environmental concern, especially relative to the proximity of the Tamar River, the very heart of Launceston.

In addition to this, the works will be happening in an area which provides access to the Gorge, directly and indirectly. Paterson Street is the only advertised way for tourists to access this location by vehicle and foot. West Launceston access is not widely known or advertised. Pedestrian and vehicle access is already high along this area and I fear there will not only be disruption to this, but that it may cause accidents, especially with tourists unfamiliar with our roads. This is further of concern as the location is directly opposite an education facility. A poor mix of uninitiated drivers distracted by works and road conditions constantly changing, with students busy on their phones and easily distracted. There is great fear and an expectation that this will lead to accidents on a regular basis. Add to this that traffic will increase as people naturally want to see what is happening in their area. It's a recipe for disaster and I don't support it at all.

I also am of an understanding that works will be carried out at normal hours, which unfortunately for direct neighbours is not good, as they work long hours with what is classed shift work – night shift.

The disruption to their health and well being will be immense, as it has already with the construction carried out last year on the car park.

Impeded access, damage and disruption to surrounding businesses:

During the construction access to surrounding premises and businesses will be affected. This is a given. Despite any assurances it has been proven time and time again in the past that businesses in Launceston are fragile, to say the least. The Quadrant Mall – saw the failure of at least two businesses during, if not immediately after the renovation works. Sure, it looks fabulous, but there are now less shops operating out of that location. The Brisbane Street Mall – Businesses were severely impacted due to the dust, sound and access disruption, despite allowances being made people simply did not want to visit a construction site to access their shops. Many were severely affected by this. It is a huge improvement on what it was, and eventually other businesses will hopefully fill the premises that remain empty, however we simply cannot afford to lose business in the city at the rate we have over the last decade.

It is understood that during the construction phase of the car park on the proposed hotel site, that this letter is addressing, earthworks and demolition created concerns with neighbouring properties in relation to cracks in new build works and other damage to property. I'm concerned deeply about this as any works required for hotel foundations will be much more involved.

Access to neighbouring sites will be impeded as construction will undoubtedly increase traffic, add confusion for motorists, both local and visiting and this added to the increased traffic already from construction vehicles means local businesses and the college will find issues with traffic management, resulting in it being harder for legitimate customers of the area to access the locations they wish to visit.

Proposed materials & height:

In the application reference is made to the materials used in the construction and how they allow the building to blend with existing buildings in the area. Launceston College is built using conventional bricks of mixed colours, and as stated on the application, it is dominant in that location. The Penny Royal Watermill is constructed of ironstone and bluestone, as is the revamped Penny Royal Gunpowder mill located in the quarry adjacent to Kings Bridge. Both are historic in appearance. Ritchies Mill is also of historic construction and a prominent landmark of the Tamar basin area. The TRC Hotel is what is best described as a post-Art Deco style construction of rendered brick with many historical architectural features prominent from the street. Newer buildings in between the watermill and the TRC are of more modern mixed styles with solid formwork being the main characteristics of these and some glass visible. These buildings do not exceed 20 metres in height.

The proposed hotel, at just over 39 metres above ground at it's tallest point will tower over all buildings in the current area. It is twice the height of Launceston College (the tallest building currently in that area) and completely out of character with the surrounds, as is the primarily glazed material that forms the majority of the tower construction. No other building in the immediate area has this amount of glass, let alone this height. So their claims that the materials have been selected to allow it to blend with the surrounding area are a total and blatant misrepresentation. I am also concerned with the glass and the effect it will have when the sun reflects from it. Will this obstruct drivers view, will it create issues elsewhere that the sun is reflected?

The height of the hotel is of concern regarding shading, as it is understood a shadow area of 70m is possible due to the angle of the sun in winter. I am sure this represent significant shadow beyond the premises of the hotel. Launceston has always been renowned for the amount of light that is available through the streets of our lovely town. I would hate for that light to be impacted in any way by construction of tall buildings. Already the effects of the taller buildings within the city limits are felt. Myer corner is colder than the Brisbane Street end of the mall for instance, the shadowing on the council town hall would also be evident from the Telstra building. I object to similar being

built in such a picturesque area and shading private property. I am also all for alternative energy sources and note the Golden Brumby have installed a huge solar array recently. This would have been at significant cost to them. I suspect the shadowing will create a negative impact on this, to the point it may not function at all for the majority of the day, especially in winter. It seems a shame to also cast shadow over the only living area the owners have as I believe they live onsite too.

On reading the planning scheme I notice that under both zones – Light Industrial and Mixed Urban Use there are concerns raised and addressed by this that relate to shadowing of neighbouring properties and private residences. Such a tall structure surely would create shadow beyond these limits imposed by the planning scheme. I tried to find where this shadow plan was in the plans advertised but I could not identify where it addressed or displayed the shadow effect on direct neighbours. There was discussion relating to properties in surrounding streets, but none showing or referring to adjacent properties. Without this inclusion the document should not be considered as it is not a true and fair representation of the impact the building will have on the area and its surrounds. As suspected, I believe 70m of shadow will be significant and drown the whole block in shadow for a significant part of the day, especially during the Autumn and winter months where the sun is much lower over the sky, where it will impact the more southern locations more.

It is understood previous work that resulted in damage to surrounding buildings, the developer has not addressed or fixed, and the owners of those buildings have simply resorted to fixing the issues themselves. I believe there is concern over this happening again. I then question, should a report be prepared for these locations? Why was this not done for the previous works? Is this a standard thing to be done?

In all there are many reasons I'm voicing an objection to this proposal, primarily it is not suited to the area. The height being the major issue and the effect on the area during construction, along with the resultant shadowing from such a tall structure. Safety concerns should be utmost on council's agenda and so I wish to particularly highlight that area of this written submission. With an education facility so close and our prime attraction adjacent to the proposed construction, council would be negligent in their duty if they did not consider the importance of what has been raised.

Regards,

Rudolph van't Hoff

From: Karin Le
Sent: Monday, 27 May 2019 4:24 PM
To: Contact Us
Subject: Comments on Gorge Hotel - DA 0127/2019
Attachments: Gorge Hotel Comments (2) 27-05-19.docx

To the General Manager of City of Launceston Council

Please find attached my comments to the Development Application of the Gorge Hotel.

Regards,

Karin Le

Comments to DA 0127/2019 (Gorge Hotel):

As a concerned resident [REDACTED] I would like to address some issues relating to the planning of the Gorge Hotel.

Height:

My biggest concern is the height of this hotel. I had thought that after the discussion of building heights in Launceston such project would not be considered anymore. Comparing it with the Myer Building and the Telstra Exchange is misleading. These 2 buildings are eye sores and sins of the past and better shouldn't be repeated.

The design of the hotel is fairly pleasing, even though a more heritage related character would be preferable. However, it will be a massive building with a big impact on the area. The hotel may not appear that big from the distance, as pointed out in the DA, however, close by it will cover, for example, the beautiful view of the mill and of West Launceston. These views are important as they are part of what represents Launceston's unique character.

It is good to encourage tourism to Launceston. However, we need to be careful not to overdo it and destroy what actually draws people to this place. Launceston is a small urban city with valuable heritage character. The danger to start destroying it by introducing massive buildings like the proposed Gorge Hotel is very regrettable and hopefully can be avoided.

The Gorge Hotel can't be compared with the Silo Hotel. The latter was already in existence as an old building and changing it into the Silo Hotel meant actually beautifying it and providing a more pleasing view than before. In addition, it is located truly outside the CBD and therefore its height is acceptable.

I would like to see the Gorge Hotel built not much higher than surrounding buildings.

Overshadowing of residential properties nearby:

It is pointed out in the DA that most properties in the vicinity of the new hotel will still have morning sun in excess of 3h per day in winter. This feels to me as not sufficient. If these properties were bought with much more sun to start with (being able to receive afternoon sun etc.), the building of the hotel will surely devalue them. In particular solar panels will lose their function without sufficient sun. In addition, the owners of these houses will have the massive hotel in their view. All in all it sounds to me as they will lose quite some quality of life.

Traffic:

I am also particularly worried about the traffic and parking in Patterson St. On days when there are events in the Penny Royal complex and/or the Cataract Gorge and other people having meals in the different restaurants along Paterson St., the parking already at present is a problem. Often on those days even the flow from the CBD to Trevallyn is very slow and

unpleasant. I am worried that more tourists with cars, residing in the Gorge Hotel, could start up more problems. Paterson St is the only direct access to Trevallyn (over Kings Bridge) and it should be guaranteed that the access will not be blocked.

Losing the car park in Margaret St when building the hotel will also reduce car park spaces in the area. It discourages people to visit the Gorge when car parking is a problem!

Summary:

The height of the planned hotel is of big concern as it impacts on the character of Launceston, the quality of life of the people whose properties will be overshadowed and the traffic flow and parking in Paterson St. Hopefully there will be a compromise found that will balance the commercial interests with the interests of local people. It is important that local people don't lose their city in the process!

Karin Lê,

From: Gill Basnett
Sent: Monday, 27 May 2019 5:52 PM
To: Contact Us
Subject: Response to Development Application DA0127_2019 June advertisement
Attachments: Basnett_DA0127_2019_June.pdf

Dear Mr Strelton,

Please find my response to the Development Application DA0127_2019, as re-advertised on the 17th May, for a hotel and other uses on the site of 123 Paterson Street, Launceston.

Should you require any further information I would be happy to supply it.

Kind Regards,

Gillian Basnett

27 May 2019

General Manager
City of Launceston
PO Box 396, Launceston TAS 7250
contactus@launceston.tas.gov.au.

Dear Mr Stretton,

Re: Opposition to Development Application DA0127/2019, 123 Paterson Street, Launceston

I am writing to convey my opposition to components of the proposed development application for the construction of a hotel and mixed use development on 123 Paterson Street under Development Application DA0127/2019.

1. Building Height

By aiming for an "iconic" building the developers have designed a large, tall, highly visible building that I do not believe fits into the natural landscape backdrop of the Cataract Gorge, nor the overall feel of the city. As they want what they call an "iconic" building, there is no desire for it to be unobtrusive, but instead visually stand out from all angles of Launceston. Key features I greatly enjoy about Launceston is the low heights of the buildings, large number of old buildings and unique form, retention of old buildings and lack of tall, glass skyscraper style buildings as seen in other cities. Although not at skyscraper height, 39 metres is significantly taller than the majority of the buildings in the city and all those surrounding the area in question. The large amounts of concrete and glass incorporated into the design also means that it does not fit into the unique character of Launceston. If you can see the gorge from the penthouse suits you will be able to see the hotel from the gorge, reducing the feeling of seclusion and nature that is a significant benefit of Cataract Gorge when it is so close to the city.

Equating this building to the Opera House is a huge step both in context of the building, the design and the function. To say that Launceston does not have prevailing character is untrue. Even though there is a mix of styles around the site, the prevailing character of Launceston, and what sets it out as an interesting and enjoyable city to both visit and live in, is its lack of tall imposing buildings made of glass and concrete but rather its retention of older, original buildings which are much lower in height. Also, comparing it to the Myer and Telstra buildings which are or similar heights does not truly demonstrate the visual impact of the building. These buildings are within already built up areas and so are not as obviously tall. The Silos were there prior to being developed into a hotel. And, these buildings are also considered by many to be fairly ugly architecture in Launceston and not fitting with the character of the city.

Community responses to what they valued most about Launceston's built form as per the councils Launceston Building Heights and Massing Study last year, was that heritage, low rise buildings, unique character and human scale were valued most. After community consultation, during this study, 68% of respondents said buildings should not be allowed to go higher in special circumstances if they are successful in applying for a Planning Scheme Amendment, and 59% said they did not support taller buildings in Launceston. The current design and height of this building does not fit into this. The 39 metre building proposed here is significantly higher than those proposed in the Launceston Building Heights and Massing Study last year. The study outlined that "the overriding quality of Launceston historically is the very fine quality of low-rise buildings and human scale built form. In recent years, the community has expressed considerable concern about the appropriateness of new development. Proposals that are perceived to be out of scale or to negatively impact on streetscapes have been subject to objections and appeals." Given this response from the community I believe a better, open, community engagement process is needed for buildings that are so out of character for the city and the wishes of the majority of the community.

2. Seismic Risk

According to the Geological Survey of Tasmania map for Launceston there is a seismic fault running to the east side of Paterson Bridge abutments and another along Margaret St. Therefore there is a seismic risk from potential collapse of the 40m tower should there be damaging seismic change. Reports advise against a tower in this location due to these two seismic fault lines and that the proposed Hotel sits on a narrow strip between the two making the land prone to

3. Significant Bird Strike Risk

Bird strike is one of the highest causes of bird mortality globally and the rapid increase in buildings dominated by glass, the most common cause of bird-window strike, is intensifying the issue. The reflectivity and transparency of commercial and residential windows is a huge issue for birds. The reflection of vegetation and the sky creates the impression of an available flight path, but in reality, results in the bird colliding with the glass. Transparent windows are essentially invisible to birds, especially when there is a line of sight through to the other side. If birds can see vegetation or sky reflected in a window, the risk of impact with it increases.

This building is designed to have a huge amount of glass reflecting the sky and ground right near an area where birds congregate. The height and the amount of glass is therefore likely to cause a high number of bird deaths from hitting the windows of the hotel. This may be increased by the vegetation on the building. I believe the vegetation on the roof and walls of the building is one really good point of the design, as it softens the building, provides more green space, and is likely to reduce the micro climate impacts of such an increase in concrete and glass. However, a more bird friendly design needs to be looked into to reduce the impacts on birds seeking food and shelter in the vegetation so close to the glass.

4. More Bicycle Parking

With the increase of cyclists in Launceston, and cycle tourism it would be good to have more than 4 bicycle hoops available for guests. Both those coming to the restaurant and bars and those staying in the hotel.

Thank you for the opportunity to comment on this proposal. Due to its significant deviation from the usual developments both in height and style, I feel it would have been fairer on the community to have a more open and engaging community consultation process rather than the relative obscure and very short Public Notice information on the website. Community concerns about the scale and height of the building are likely to be high and it is certainly my main objection to the proposal. I feel it is too high and imposing for the overall historic feel of Launceston.

Kind Regards,

Ms Gillian Basnett (BSc (REM), MSc, MSc (Research))

From: Susan Cai
Sent: Monday, 27 May 2019 10:32 PM
To: Iain More; Contact Us
Subject: Regarding Development Application DA 0127/2019
Attachments: LCC Objection letter.docx

Hello,

Please find attached My letter of Objection/Concern regarding the Development Application DA 0127/2019, Please confirm receipt of this email.

regards
S. Cai

Susan and Wei-Yuan Cai

22nd May 2019

The General Manager
Launceston City Council
PO Box 396
Launceston
Attn: Iain More and Richard Jamison

Re: Development Application DA 0127/2019
Ghd Pty Ltd
Margaret Street Launceston

Dear Sir,

I wish to raise my concerns regarding the above development and the effect it will have on my residential and business, amenity and lifestyle.

We note the application only mentions us as a commercial property however we operate as a business 4-5 hours a night for 6 nights, a total of 26 out of 168 hours a week. The rest of the time, this is our home, a place of residence for my family including 3 small children and 2 elderly grandparents.

In 2012 I undertook a complete redevelopment of my property. The process went through planning and one objection was received in relation to shadowing a neighbouring property. As a result, the council imposed changes to the plan and design resulting in a significant additional cost and loss of visual amenity.

Our carpark is our open outdoor living space, which was required by the council at the time of our application. Finally satisfying all requirements, we finished building towards the end of 2014. If with our application we are required to have a deck, play area and open space for sunlight, then why is this hotel allowed to take that away from us?

We went through the full planning approval for our upper storey, with extensive drawings and shadow diagrams to prove that we didn't take away the solar amenity of the neighbouring property, then why the hotel should have the right to take away the sunlight for our home and business.

Next door is listed as a heritage house, and as we had to modify our planning and building to accommodate their amenity, as such has the planning and development taken this and our amenity into consideration during their process and if so where is the documentation and planning around this.

With the Launceston college blocking the sunlight in the mornings and the proposed hotel blocking the sun after midday, we will be living like mushrooms in the constant dark.

According to Section 24.4.1 (light industrial) and 15.4.1 (Mixed urban use) of the Launceston Interim Planning Scheme, Performance criteria states under P1 that the "building height must be compatible with the streetscape and character of the surrounding area, having regard to the

topography of the site; the height of the buildings on the site, adjoining lots and adjacent lots; the bulk and form of existing and proposed buildings; the allowable building heights; the apparent height when viewed from roads and public places; and any overshadowing of adjoining lots or public places.". The proposed development rates poorly with any of these criteria.

Firstly as it shadows adjacent lots for at least a third of the sunlight hours of the day. In order for shadowing to not occur on the lot located [REDACTED] business premises and private dwelling) the tower would need to be placed a minimum 70 metres from my property

Secondly, the building height is not compatible with the streetscape as it towers over anything located near it. The building material of nearby buildings is either bluestone, ironstone, weatherboard, mixed brick or rendered construction.

Thirdly the height is out of character with any buildings surrounding it.

Finally, the fact that it exceeds allowable heights for the area. Section P4/(15.4.1 P3) refers to "buildings must be sited so that there is no loss of amenity to the occupiers of adjoining residential zones, having regard to: c) the solar access of habitable room windows and private open space of adjoining dwellings". As this development will severely impact my dwelling as detailed on the previous page, the planning approval for this should be denied. My children, husband and I will be impacted negatively through the loss of sunlight, the imposing presence of a huge structure directly placed adjacent to our only place of residence, the invasion of privacy and the impact this will have as guests of the hotel will be able to view [REDACTED] and the emotional impact the construction of the development will have, and has had previously.

In 2016 the adjoining properties were demolished to expand an existing carpark. Construction work on the car park commenced at 6 am, causing a large amount of dust and noise. Due to the soil structure and the associated vibration through the use of excavator mounted rock breakers and other equipment resulting in a significant movement to my building and the cracking of plasterwork, render and roof leaks, which were documented. I am still in dispute with the developer over these unresolved issues. Also included in the damages, the developers patched my carpark where they had damaged my asphalt at the time but now their patch work is all cracked and sunken, this also needs resolving. Concerned with further constructions may lead to further damage to my property.

I have had no resolution of the building problems previously caused by the developer who is refusing to discuss a resolution.

We understood the developer then rezoned the property and is now proposing a 40 metre high hotel development on the site and whilst I will be the party most affected by the development, no notification was received regarding the development from the council. If this has not been rezoned then the height restrictions for the current zone are prohibitive.

I am not overly opposed to the development of the site however I wish to ensure my amenity and property is protected throughout the development and after the completion of the development and require the developer and the council to address my concerns. I totally disagree with the height of the proposed development considering its location.

I am advised that the structure will be 40 metres high. Given the nature of the ground in the area and the dimensions and weight of the structure, this will require substantial foundations and piling. The type of piling employed on the site, the number of piles, the size of the piles will cause considerable noise, dust and vibration all which will affect my residential and business amenity. We need to ensure the construction will have minimal disturbance to my business and home and lifestyle.

Having suffered as a result of the carpark development I ask that the developer undertake pre and post-development dilapidation reports at their cost and repair any damage resulting from the development. In addition, I ask that conditions imposed on the developers such as hours of work when construction, vehicle movements and foundation work can be undertaken so I am not again forced to reside by a construction project that commences at 6 am each morning, disturbing our regular hours of living.

The size of the structure is twice the size of the adjacent Launceston College however on reviewing the artist's impressions it would appear the scale of the development used by the artist is incorrect and the size of the structure is significantly understated and grossly misrepresented. Recently I invested almost \$35,000 in solar energy mounted on the roof of my building, I have been advised that the development will shadow these panels resulting in significant inefficiencies in the system. I am also concerned about the loss of light caused by the structure, especially in winter.

In the first week of May, playing with my kids in the carpark, I could tell that by 2 pm, the 40 metre building would have fully obstructed the sun. According to a fair estimate of shadowing, the hotel that size would need to be a minimum of 70 meters from boundary to avoid shadowing our property.

I ask to see a report detailing the shadowing effect of the structure on my property and if there is shadowing the developer should be responsible for financial compensation and/or required to modify the design to minimize the effect. Why should I be out of pocket?

Further to their misleading information, in early October 2016, we attended a council meeting regarding the development of the carpark next door where I raised my concern that I would object to a multistorey carpark and the representative of the developer guaranteed me that it will not be a multistorey, he said that it was only the classification on the application.

Also at the meeting, the representative promised all the objectors who didn't want the houses knocked down that they would put up display plaques of photos of the old historical houses that they had demolished for the public to see and remember by, and still to this day, it has not happened.

It has been drawn to my attention that the removal of the service station and its underground tanks are not happening until stage2, therefore the big chunk of foundation and groundwork including pilings and vibrations and movements will be at very close range to the active tanks. I ask to see what research has been done to show what safety precautions will be taken to avoid any risks. What effects would there be if an accident happens that causes a fire or explosion? This concerns me greatly because of the welfare of my family and the children attending Launceston College.

All of the above issues lead me to believe that neither the developer nor the Council are acting in good faith.

I would welcome the opportunity to meet with the planner and Council General Manager to discuss my concerns.

Yours faithfully,

Susie Cai

From: Bill and/or Patrice Baxter
Sent: Thursday, 30 May 2019 5:16 PM
To: Contact Us
Subject: Objection to Development Application
Attachments: Baxter council objection May 2019.docx

Please find attached a copy of our objection to Development Application DA127/2019
Advertised On 18/05/2019
Advertised Close 03/06/2019

Regards

Bill and Patrice Baxter

30 May 2019

Your Ref: DA0127/2019

The General Manager
City of Launceston
PO Box 396
Launceston TAS 7250

Dear Sir or Madam,

Re: Objection to Development Application No. DA0127/2019

Please accept this submission in relation to the above development application for proposed visitor accommodation, food services, general retail and hire, community meeting and entertainment, sports and recreation and vehicle parking – construction of a hotel and mixed use development including signage, and consolidation of lots at 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street and 16 Margaret Street, Launceston.

The proposal is for a 9 storey hotel development with a tessellated glass panel exterior. This does not meet performance criteria of the zone, is significantly higher than the 3 storey neighbouring buildings, is out of character with the location and the precinct and will attract more traffic in an already congested area of Launceston.

Non-compliance with criteria of the Tasmanian Interim Planning Scheme Zoning

15.4.1 Building height, setback and siting

Zone Objectives

To ensure that building bulk and form, and siting:

- (a) Is compatible with the streetscape and character of the surrounding area
- (b) protects the amenity of adjoining lots
- (c) promotes and maintains high levels of public interaction and amenity

Acceptable Solutions A1

Building height must be no greater than

- (a) 12m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots whichever is higher

Performance Criteria P1

Building height must be compatible with the streetscape and character of the surrounding area with regard to:

- (a) The topography of the site
- (b) The height of buildings on the site, adjoining and adjacent lots
- (c) The bulk and form of existing and proposed buildings
- (d) The apparent height when viewed from roads and public places
- (e) Any overshadowing of adjoining lots and public places

Incompatibility with streetscape and character of surrounding area

The proposed development is in an area close to the Cataract Gorge. The largest neighbouring building is Launceston College, 107-119 Paterson Street, which is listed on the Register of Twentieth Century Architecture. This building dates from 1915 and was an original Edwardian school building built using a "blood and bondage" combination of bricks and stucco to emphasise the horizontal lines either side of the prominent entrance on Paterson Street. Later additions to the original buildings have maintained the look to create a unified appearance. The Margaret Street streetscape of this building is 3 storeys high and will be dwarfed by the proposed development.

Along Paterson Street is a public area which borders the Tamar River. This is a grassed area with a public walkway running through it and a number of sculptures and memorials. The walkway leads to one of Launceston's iconic buildings, Richies Mill which is listed on the Heritage Register. Beyond the mill is the entrance to the Cataract Gorge and its historical walkway which features not only natural beauty but information plaques detailing the history of the area. The neighbouring streets and the backdrop of West Launceston are composed of a variety of older buildings which provide an interesting and traditional feel to the town.

In the development application the proposer compares the effect of proposed development with the Sydney Opera House stating that it would provide Launceston with an iconic building but this would be in contrast with rather than compatible with the existing older buildings. The tessellated glass panel exterior will stand out rather than blend into the neighbourhood.

The maximum height of the proposed development is 39.0m. The development application comments that this is in keeping with existing buildings as there are three other buildings in town of such height: Myers (38m), Telstra Exchange (39m) and the Silo (39m). It could be argued that Myers and the Telstra exchange are regrettable additions to the town landscape and that the Silo building is a re-purposed build which maintained the integrity of a much older building.

Summary

The proposed development would dominate its surroundings by its bulk and height. The aesthetics of the 39m glass tessellated exterior is out of character with the surrounding area and does not comply with zoning criteria. In addition, our traffic congestion is becoming worse and we need to be mindful of the impact of any developments both aesthetically and practically.

We would be sorry to lose the historic feel of Launceston. It is one of the unique features of our town and attracts visitors.

Yours sincerely,

Bill and Patrice Baxter

(copy forwarded by email 30/5/2019 to contactus@launceston.tas.gov.au)

From: Chris Penna
Sent: Thursday, 30 May 2019 5:13 PM
To: Contact Us
Subject: Re: DA0127/2019 Gorge Hotel Development

Here is my resubmitted representation if it is required,
Thank you
Chris Penna

On Wed, May 1, 2019 at 2:34 PM Chris Penna

wrote:

I write to represent my opposition to the proposed Gorge Hotel Development at 123 Paterson St.

My reasons are as follows:

The height is above accepted limits and will negatively impact the visual amenity of the area and affect sightlines from the south. In my view Launceston should be capitalising on and promoting its low rise heritage, and not destroying it - compare Lton with Ballarat which has a sound, popular and attractive vision to maintain its heritage ambience and character - and it is benefiting.

There will undoubtedly be significant overshadowing
Parking has not been adequately addressed, and local traffic in Paterson and Margaret Sts, already busy and sometimes congested, will be increased.

There are two known fault lines very close - one N-S and the other E-W.

Flooding and evacuation will always be an issue, and the recent updated BMT flood modelling and Mapping reports should be a major influence in CoL planning.

Why take risks when good options are available?

A smaller`development would obviate some but not all of the issues raised above. Why does the CoL seem to support development for development's sake? - future generations will not review these decisions kindly,

Thank you
Chris Penna

From: Bill Reynolds
Sent: Friday, 31 May 2019 12:57 PM
To: Contact Us
Subject: Gorge Hotel DA0127/2019

The General Manager,
Street
Launceston City Council.
Launceston.

Dear Sir,

There are many aspects of the Gorge Hotel Development Application that bother me. For a person to be able to access, or download and then understand a 550 plus page document submission based on is one. However my major concern is parking and its consequential impact on local traffic. The planning provides for inadequate parking, therefore if the figures this planning is based on are incorrect, the effect on traffic in an area already seriously congested at peak times of the day must also be incorrect.

Section 5.1.2 of the Traffic Impact Statement states: "The requirement for 1 parking space per 4 beds is considered excessive for a hotel of this nature in a CBD location. It is likely that a majority of guests would arrive by taxi or other transport modes rather than drive and park at the hotel".

It has also been stated in the Examiner that the hotel will be a "four and a half to five star hotel".

This raises several points:

1. Guests arriving by taxi have come from where? It is very unlikely that they have come from anywhere but the airport or from touring the state and are thus most likely to be tourists who will arrive by or will need to hire a car.
2. Some guests may arrive by coach, perhaps unlikely in a 4 to 5 star hotel. However this does introduce the problems of access/egress and of parking the coaches.
3. What are the alternative modes of transport? There is no rail connection, no ferry to Launceston and it is very unlikely that the customers the hotel will expect to attract will come by bicycle or on foot.
4. The majority of the hotel's guests will be tourists here to see and appreciate all that Tasmania has to offer and will be travelling by either their own or a hire car and the requirement must be at least one parking space per room.
5. The area is already a centre for Tasmania's hospitality industry: Stillwater, Cataract on Patterson, Kingsbridge Bar and Restaurant, the Pinot Shop, the Penny Royal, and more. Parking on and off the street is already at a premium. Visitors staying elsewhere will need parking to access the Cataract Gorge. It should be mentioned that local residents in the area already need a parking permit to park at their own homes and that many local parking spots are taken up by students at the Launceston College.
6. The area on which the hotel is to be built was cleared to create a car park to provide access to the Penny Royal Complex. The loss of this area for parking will exacerbate the problem for the whole area. In short I feel that the rules applied to the parking requirements required for the hotel are quite inappropriate for Launceston and will increase traffic problems and in all likelihood accidents.

Having taken part in the LCC Building Height Survey I believe the height to be excessive. The building's reflective surface is inappropriate in this area of charm and natural beauty, particularly the Gorge, and is likely to be the cause of many bird deaths.

Fundamentally the building will destroy the present elegant cityscape which is uniquely Launceston.

Yours faithfully,
Bill Reynolds,
P. W. Reynolds.

From: William Reynolds
Sent: Friday, 31 May 2019 1:49 PM
To: Contact Us
Subject: Representation - DA0127/2019 for 16&18 Margaret Street, 270 Brisbane Street, 123 and 125-133 Paterson Street
Attachments: Representation Letter DA 0127-2019.docx

ATTN: General Manager, Launceston City Council

Please find attached my Development Application Representation Letter, written due to concerns with the development proposed at:

16 & 18 Margaret Street
270 Brisbane Street
123 and 125-133 Paterson Streets

Yours Sincerely,

William Reynolds

I write in reference to Development Application DA 0127/2019 for 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street and 16 Margaret Street, first advertised on 18 May 2019. This proposed development is deeply concerning. In particular, the tower structure proposed within the development poses a severe threat to the historical coherence of the Cataract Gorge and Tamar River environs and hence to the historical fabric of Launceston. The chief concerns raised by this proposed development are as follows:

Concern 1: The height of the building is unprecedented in this part of the city. The proposed maximum building height of 39m in the tower structure is significantly taller than surrounding buildings. At this height, the building *will not* blend into the surrounding streetscape and will be *more* visible as a consequence. While this might enable increased patronage for the business owner, it means the building does not respect the character of the city as a whole, nor the Cataract Gorge as a publicly owned icon of Launceston.

Concern 2: The bulk of the building is unprecedented in this part of the city. While the top of the windmill blades stand at less than 32m, the proposed tower building is considerably broader and wider than the windmill building. In consequence, the tower will block vistas along the Tamar River from Cataract Hill and will block views of the Cataract Gorge from parts of East Launceston and the city. Views of the historic Cataract Hill from the Tamar River (including Royal Park) will be obscured by the tower structure.

Concern 3: The building will diminish, actively detract from, and block the visible historic connections the Cataract Gorge has with the city of Launceston. These connections include the Cataract Gorge itself, the Tamar River, the historic and visually iconic Ritchies Mill buildings, the historic remnants of the Launceston Gaol at Launceston College and the residents of the city's people, past and present. In a city that prides itself on its architectural heritage, this development stands in stark contrast to the surrounding architecture and natural environment, and Launceston's most visually striking asset, the Cataract Gorge.

Concern 4: The development application does not adequately address concerns of overshadowing in the Margaret Street and Middle Street areas.

- Note that on page 67 of the application, it reads "by mid-afternoon on the 21 June, the key impacts will be to the properties on the southern side of Brisbane Street, which will still have received full morning sun". Given that these properties face North, in the direction where the tower structure will stand, the application has not addressed legitimate concerns of residents in the greater area.
- Note that on page 68 of the development application, properties at Middle Street (numbers 2-4, 6 and 8) and Margaret Street (28-30) will have less than 4 hours sunlight during winter (the application reads "in excess of three hours per day").

Concern 5: The development will diminish the heritage character and value of private and public buildings in the area, namely of buildings in the Margaret Street, Brisbane Street and Middle Street areas and on Cataract Hill and in Trevallyn. This has the potential to reduce property values for residents and other businesses. It will additionally hamper views and outlooks from buildings to other historically and contextually important sites.

Concern 6: A lack of community consultation on the proposed development. To date, residents of nearby areas, or indeed of Launceston as a whole, have received no direct requests for feedback from the developer on the proposed development. As this building will have significant visual impacts within the city and for residents in particular on Cataract Hill and in the Margaret Street-Middle-Street-Brisbane Street area, proper consultation on the visual aspects of the proposed building should have been sought before lodgement of development applications with the Launceston City Council. As the building is outside of the current planning scheme restrictions on building heights, this should be a necessity before lodgement with the Council.

Concern 7: Construction work on the underlying sands, gravels and clays adjacent to the Tamar River poses a threat to the structural integrity of the development itself and to buildings nearby, including on Margaret Street, Middle Street, Bourke Street and Brisbane Street. Previous geological reports on the Launceston area have delineated fault lines underlying the site of the proposed development. Given the location of the development within the basin of an extinct rift valley, the potential for fault-associated movement in the area is considerable and may be exacerbated by the development itself.

- At this stage the application does not adequately address these concerns, and the geotechnical limitations of this site need to be satisfactorily evaluated by the proponent and reviewed by the Council before the application can be reviewed properly.
- Additionally, repair and redress plans for victims of potential property damage as a result of this development need to be satisfactorily outlined by both the proponent and the Launceston City Council.

Concern 8: The development application does not address threats to wildlife. With reflective surfaces, this building poses a significant threat to birdlife including white-bellied sea eagles (resident birds of which reside in the Tamar Valley), white goshawks (resident birds of which reside in the Cataract Gorge) and pelicans, among others. These concerns are not addressed in the development application.

As a resident of a nearby street, I am deeply concerned that this development will diminish the aesthetic and heritage value of this city and the Cataract Gorge. The development of tourist and accommodation facilities should not also require this city's residents to accept the loss of their town's heritage and streetscapes in an area that is so central to the history of this city.

Yours Sincerely,

William Reynolds,

FILE No.	DA0127/2019			
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>	Box <input checked="" type="checkbox"/>
RCV'D 31 MAY 2019			LCC	
Doc No.				
	Action Officer	Noted	Replied	
	C. Woodhouse			

e-copy of e-mail

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0127/2019
 Address 123 Paterson Street Launceston TAS 7250
 Description Visitor Accommodation, Food Services, General Retail and Hire, Community Meeting and Entertainment, Sports and Recreation and Vehicle Parking - Construction of a hotel and mixed use development including signage, and consolidation of lots
 Name of commenter
 Address of commenter
 Email of commenter

Comment

The development applications is a voluminous 500+ pages long.
 Have not read it all.

From what I have read it looks good. I hope that the bold aesthetic design stays and is not watered down.
 The height and sightlines are very bold and if the height is contested that the development still continues.

Will the hotel have natural airflow into the rooms? Launceston temperatures and clean air make air conditioning unnecessary on many days.

Is this hotel being built for a cableway, are there any design provisions on the building for a future application of a cableway?

Document is so long to read all of it.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0127/2019
 Address 123 Paterson Street Launceston TAS 7250
 Description Visitor Accommodation, Food Services, General Retail and Hire, Community Meeting and Entertainment, Sports and Recreation and Vehicle Parking - Construction of a hotel and mixed use development including signage, and consolidation of lots
 Name of commenter
 Address of commenter
 Email of commenter

Comment

This is an absolutely amazing opportunity for Launceston to be placed on the hospitality map.. Launceston desperately needs ongoing investment and new infrastructure projects to both retain and attract back our states skilled young work force. Approve and give our beautiful city the future it deserves.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

FILE No.	DA0127/2019				
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCV'D 31 MAY 2019 LCC					
Doc No.					
Action Officer			Noted	Replied	
S. Wainwright			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

e-copy: S. Wainwright

The Property Council of Australia supports the development application for the Gorge Hotel.

The triple bottom-line impacts of this proposal will be significant and extremely positive. Launceston, with strong property, tourism and education sectors, relies on private investment to stimulate jobs and population growth. The Gorge Hotel will provide both, with the finished product enticing more people to visit our stunning City and, perhaps in the future, call it home.

FILE No.	D80127/2019				
EO	<input checked="" type="checkbox"/>	OD		Box	<input checked="" type="checkbox"/>
RCV'D 31 MAY 2019 LCC					
Doc No.					
Action Officer		Noted	Replied		
C. W. [Signature]		[Signature]			

e-copy: 1 more

From: Graeme T
Sent: Friday, 31 May 2019 5:24 PM
To: Contact Us
Subject: Fw: RE: Proposed Margaret St Development (DA0127/2019) GHD P/L

From: Graeme T
Sent: Friday, 31 May 2019 4:32 PM
To: <mailto:contactus@launceston.tas.gov.au>
Subject: RE: Proposed Margaret St Development (DA0127/2019) GHD P/L

Dear sir,
I am writing to object to the proposed development (DA0127/2019) GHD P/L, Paterson and Margaret Streets, Launceston.

At first I thought it was a joke but it seems that the council wishes to go ahead with this monstrosity.

Are you seriously considering a building of this scale in Launceston? Whoever designed it has done nothing to make it attractive in any shape or form as it looks like a shoebox with cladding... just round the corner from The Gorge!

This piece of ugly and lazy design will dominate the Launceston skyline and for what?

Short term money.

There is no way in a million years that a hotel of this size will ever reach peak occupancy in Launceston.

How is the Silo Hotel going?
At least whoever built that had some imagination.

This is nothing but a vanity project for Josef Chromy to watch unfold from his penthouse before he finally withers away.

Imagine paying top dollar to stay in this white elephant at low tide as the breeze wafts gently inland...

But seriously, what about the local residents?
This thing is going to block sunlight for a huge number of people.

The ground planned for building is notoriously marshy,
how could it possibly sustain a building of such size?

The intersection of Margaret and Paterson is extremely busy at peak hours as it is without the disruption of building work and the "thousands of busloads" of tourists that will no doubt flock to Launceston just because we have a new hotel.

In ten years' time the people of Launceston will be looking at a hideous, cut rate, giant motel desperately touting for any cheap and nasty business it can get.

At least [REDACTED] won't be around to see that.

Yours sincerely,
(and once again, this really must be a joke, right?)

Graeme Tavendale

Launceston, Tasmania.

Get [Outlook for Android](#)

From: Bill Reynolds
Sent: Saturday, 1 June 2019 3:44 PM
To: Contact Us
Subject: Gorge Hotel DA0127/2019
Attachments: DSCN4243.JPG

The General Manager,
Launceston City Council,
Launceston.

Dear Sir, Yesterday I sent an email about the above DA. I have since discovered the attached article, which was published in the Examiner of Oct 11, 2016 and would be grateful if it could be presented with my email of yesterday. Thank you.

Yours faithfully,
Bill Reynolds,
P W Reynolds

Push for Penny Royal parking

BY TOLI PAPADOPOULOS

FOUR homes could be demolished in order to make way for a new car park to support the Penny Royal tourist complex.

The application would see six buildings demolished, located in Brisbane, Paterson and Margaret streets, with the existing United service station to remain untouched.

The motion to approve the development application for an 89-spot ground level car park was carried at Monday's Launceston City Council meeting, with all but one councillor opposing the move.

The purpose of the car park is to provide spots for patrons of the Penny Royal tourist facility, as well as the TRC site and other businesses near the Cataract Gorge.

One resident said she was concerned the proposed car parking space would create unnecessary noise and open the door to hooning.

However, JAC Group managing director Dean Cocker told councillors that a boom gate with paid car parking would prevent hooning.

"This parking in the area is important not only to the Penny Royal, or restaurants, but also for the student, by reducing the pressure on other areas," he said.

He offered to work with council in photography,

the buildings and publicly displaying the images with historical information.

Mr Cocker said the application was not part of the group's plans for a hotel and function centre.

Alderman Hugh McKenzie said residents had written to them about the demolition of homes and the loss of history.

He said the site was not heritage listed, and noted the development was critical to meeting the increased demand for goods and services during the busy summer period.

Alderman Robin Mackendrick pointed out that the demolition of homes would be subject to another application, after the developer chooses to proceed with the car park.

Alderman Janie Finlay motioned to refuse the application, arguing the car park proposed would diminish the residential density of the area.

Another proposal to install a memorial at Kings Park, which would commemorate the Polish community's contribution to the Tasmanian War of Resistance, was also discussed, as well as a policy which would ensure all monuments at the park.

The policy would permit monuments that have had a public impact in the past, and are of a historical or cultural significance.

From: joanne [REDACTED] saunders
Sent: Sunday, 2 June 2019 12:28 PM
To: Contact Us
Subject: DAO127:2019
Attachments: Representation Final2 JS DAO1272019 .pdf

To the General Manager.
Please find attached my representation regarding DAO127:2019. Gorge Hotel Please acknowledge receipt of this email and representation.
Thank you
Kind regards,
Jo Saunders

Jo Saunders

To the General Manager
Launceston City Council

29th April, 2019

Dear Sir,

Please accept this as my representation in objection to the Development Application DA 0127/2019.

I do not think this development is compatible with the streetscape nor character of the area. It is way too big and way too shiny and in conflict with the current character of the area.

The developer has offered a narrow view of character and in fact argue an absence of prevailing character. While arguing this on one hand the DA relates the architecture of the hotel to the actual gorge on the other and readily acknowledges that they have taken elements of the nearby Gorge and added these into the architecture of the building in the concrete finish and in the glass finish (gorge cliffs and waterfalls!). This is an admission that there is a **prevailing character in this area, the natural one**, and they are using it to promote this hotel. **The DA ignores the obvious nearby presence of the Gorge with regards to being part of the pre existing character of the area.**

The **other prevailing character of this area** are **historic low rise buildings**, including the Church of Apostle in Margaret St, Margaret McIntyre house (Victorian Italianate) in Park street, the shop on the corner of this same street, the Art Deco frontage of the TRC hotel and Launceston College which fronts Paterson St and is next door to this proposed development. All are low rise. Launceston is a beautiful low rise city.

Paterson St is the entry point to the Gorge area for locals and tourists alike. A tall shiny building such as this is possibly suited to the character of a major city with no area of outstanding natural beauty in the nearby vicinity. This development detracts from the character of the area which is currently **low rise and of human scale**. The sheer height of the tower and bulk of that tower creates a totally new character to the area which is likely to dominate the **existing character, which also includes gardens and rivers to the north and the hills of West Launceston and Trevallyn parted dramatically by the Launceston Cataract Gorge.**

People come to Launceston to see the Gorge not to see a Gorge Hotel. It should not be the dominant feature in the Tamar Basin. The Gorge and the confluence of the rivers are the feature. The character of Launceston is low rise and human scale, much admired by **Jan Gehl Architect** (world wide expert) when commissioned to study Launceston. This city has largely retained this aspect of its character including its beautiful heritage streetscapes, with a few anomalies of the large Telstra building and Myer too.

Mistakes of the past that should not be repeated. The pre existing Silos were repurposed as a hotel which was a reasonable solution but **should not be used as a green light to developers that this height and bulk is acceptable in a new build.**

Experts employed by Council, such as Gehl and Paul Davies and locals when consulted, agree that maintaining low rise in Launceston is the preferred outcome. It would be outrageous if these rate payer funded studies and consultations were ignored when this DA is considered.

The developer acknowledges that the development is large and that nothing is going to mitigate against that but then goes to great lengths with views and photomontages to convince the reader that the height and bulk and form of this building will not have a great impact from various viewing areas.

I argue that the development is not compatible with the P1 (e) when viewed from roads and public places. It is huge when viewed from Margaret st, a main access street to Trevallyn and to the Gorge. It is also very obvious from Home point (figure 21 in DA) where it looks like Ritchies Mill will be dwarfed and the Gorge area and hillsides surrounding will be detracted from. It appears as a **big shiny barrier at the end of the Tamar and stops the eye gaze through the valley.**

The camera work is problematic as the wide angle of the shots makes it very difficult to really have true experience of this buildings effect on our current landscape. The view from home point (figure21) shows a really stretched landscape that makes the gorge appear a lot further away from the development than it really is. The pretty East Launceston hillside precinct view from Trevallyn road is partially obscured by the development.

I am aware that one of the Prime View points for the Cataract Gorge is from the platform at the end of Park St (this is a Viewpoint under the Cataract Gorge Area Management Plan). The developer writes that this is not something that the this DA is measured against (in the context of the Gorge Area in the planning scheme) but I think that it should be considered by Council in this context. The intent of that Prime View Point in that part of the planning scheme (Code E17) was to protect the viewing of the Gorge and should be addressed formally as part of this DA with respect to the obvious intent of this particular viewpoint. The photomontage from this viewpoint (figure 20) shows the proposed development as towering over the Launceston college which I cannot reconcile with figure 13 which shows the development as appearing around the same height as the Launceston College.

I suggest that Council examines this potential development from more viewpoints other than what is in this DA. I have looked from the steps above the Gorge Caretakers Cottage where many locals and tourists alike look out across the city. The development will be so obviously evident from here blocking views across Launceston, dominating the view.

The Traffic flow through the site is of concern. I drive through this area most days of the week and in recent years have noticed far more near miss accident situations. There are more tourists in the area and they are often distracted. More locals have been coming from around Launceston for the cheaper fuel. There is a pre existing problem with that corner. The service station egress onto Paterson street is already dangerous as people pull out to go right to intersection and the corner is blind from Margaret street. Those coming around that corner from Margaret into Paterson often find themselves too close to a car crossing over to get into the lane in Paterson heading East.

If I understand the DA correctly the plan is to stop egress from the service station into Paterson street when it is demolished but it will be dangerous and increasingly so until stage 2. **There will be so much more traffic from Stage 1 and there does not seem to be a solution as no firm end date on closure of the service station. Could be 19 years as per DA. Until then my concern is that there will be an increase in accidents.**

The developer describes this as an Iconic Building. It may well be but it is not the building that I want to see in my low rise, human scale heritage city. We are known for and loved for the heritage, the green parks, stunning rivers and valley and most importantly our Cataract Gorge. **The Cataract Gorge is Iconic and should remain what is iconic about Launceston, not a building.**

I am aware that the main reason people come to Launceston is to see our Gorge and marvel that it sits in this pretty little city. **Please don't build such a big building here. I think when people visit here they are trying to escape this very type of built experience.**

Your faithfully,

Jo Saunders

From: Mike Wellman
Sent: Sunday, 2 June 2019 5:56 PM
To: Contact Us
Subject: Representation regarding DA0127/2019 – the proposed GORGE HOTEL
Attachments: George Hotel Representation - Wellman.doc

Please can you forward our attached representation regarding DA0127/2019 (proposed Gorge Hotel) to lane More.

Thank you, regards,
Mike & Moira Wellman

lane More
Development Application DA0127/2019
Launceston City Council

31th May 2019

Dear lane More,

**Representation regarding Development Application DA0127/2019
123 Paterson Street, Launceston – the proposed GORGE HOTEL**

We have concerns about the height of this proposed hotel and hope you will take our views into consideration. We recall that some years ago a large hotel was proposed for Kings Park and believe there were hundreds of written objections with the main concerns being location and height. So it is a little disappointing that we seem to be going through the same process again.

Following a recent forum hosted by Launceston City Council, the general impression was that 5 storeys and 12 to 15 metres high were acceptable heights in the proximity of the CBD. We understand the height of the proposed Gorge Hotel is 9 storeys with an overall height of 39 metres, considerably more than what is generally accepted as an appropriate maximum height. Clause 15.4.1 A1 of the Launceston Interim Planning Scheme 2013 requires that the building height be 'no greater than 12 metres or 1 metre greater than the average of the building heights of adjoining lots'. This application appears to fail both of these criteria, so with respect we ask why this proposal is being seriously considered. Even if there was some justification for allowing a building of this height, the location is all wrong – it will be surrounded by low level buildings that will be overlooked and in many cases deprived of sunlight.

Other factors that require consideration are increase in local traffic and additional sewage flowing into the already overloaded Tee-Tree Bend facility. In recent years many new hotels have been constructed, all of which are placing ever increasing demands on existing infrastructure, an additional 145 room hotel could stretch capacity to breaking point.

Yours faithfully

Mike & Moira Wellman

HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

3 June 2019

Mr Michael Stretton
General Manager
Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250

By email to Michael.stretton@launceston.tas.gov.au

Dear Sir,

Re: DA0127/2019. 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street, & 16 Margaret Street, LAUNCESTON Visitor Accommodation, Food Services, General Retail and Hire, Community Meeting and Entertainment, Sports and Recreation and Vehicle Parking – construction of a hotel and mixed use development including signage, and consolidation of lots (re-advertised).

This application was again re-advertised on Saturday 18 May 2019 with the intention the advertising closes on 03 June 2019. However as pointed out in our correspondence to you, the most recent being 31 May 2019, the advertising and notification of this application contains defects concerning the closing date for representations to be received, in that the legislation requires the relative information to be exhibited at the Launceston Council Offices, however that exhibition gave a series of incorrect dates, and was not corrected until almost the close of the statutory 14-day advertising period.

Accordingly, we submit that based on evidence already presented to you, that this Development Application has not been correctly advertised and notified to the parties as required by the LUPA Act, and is therefore faulty and invalid.

The ability and independence of Launceston City Council and its Councillors to independently act as a Planning Authority for consideration of this Development Application.

The concept design for this Development Application was prepared by CGB Architects from Melbourne, having successfully entered into a limited competition sponsored by the proponent JAC Group.

At Page 3 of the Introduction of this Planning Application prepared by GHD Ref. 1.1.2, it is admitted :

Each concept design was assessed in consultation with feedback from expert planners, landscape architects, engineers, service engineers, surveyors,

builders, building surveyors, quantity surveyors, cost consultants, international hotel operators, Taswater, Council officers and Aldermen before first, second and third prize was awarded. The first prize was awarded to CBG Architects from Melbourne, which under the competition rules entitles them to prepare plans and elevations for the development application based on their concept design.

It is our submission that contrary to the proper provisions under which Aldermen (now called Councillors) are to consider for approval a Development Application as a Planning Authority, having been part of the process of the selection of a suitable design, and that design being the one that is this Development Application, they cannot now act impartially as a Planning Authority in arriving at a determination of the Development Application.

The present site comprises 3 Titles and this application seeks to amalgamate the Tiles but in 2 stages. It is unclear how this can be achieved or the implications on this Development Application as if considered without any amalgamation it is simply not possible to be assessed and ultimately constructed. The complexities arising from the existence of the Service Station on the corner of Margaret and Paterson Streets, presently on a separate Title and to remain so for possibly 19 years adds to this complexity and presents a significant hazard to the development of an Hotel and the operational safety of an Hotel if it is constructed. The Service Station is in fact a Liquid Fuel Depot and as such is potentially a very significant hazard . There are complex traffic and safety matters including traffic safety and traffic congestion that will exist should the service station and its hazardous products storage and decanting, be continued. It is unclear whether a Staged Development Approval is actually being sought and whether in view of the present subdivision of the land, if that is possible now, and whether any permit issued for what is described as the Stage 2 Development could remain a valid Permit until the present lease enjoyed by the Service Station operators expires or is ceased and then further extended for an unknown demolition and Stage 2 construction period.

It is our submission that the Service Station is a hostile use and an incompatible use to be allowed adjacent to an Hotel development, and that the Hotel development cannot safely or properly occur as planned, until the Service Station operation and use is ceased and the amalgamation of Titles described as Stage 2 is completed.

The proposed development land is significantly compromised by being held in 3 Titles, and these are burdened by several Right of Way Easements and Pipeline and Service Easements. It is unclear how practical or safe it will be to construct new buildings above the limited height Right Of Ways, particularly how users of the Right Of Way Easements will safely and conveniently access the Cataract Apartments Building during construction of an Hotel.

It is our submission that all subdivisions (amalgamations) and at least temporary diversions of Right of Ways be agreed with other users, before a Development Permit for an Hotel is considered.

The present use of the land at 16-18 Margaret Street and 270 Brisbane Street is as a public car park, and there is nothing referred to in the present application as to how that car parking demand is to be alternatively satisfied. This previous development as public car parking, used to justify the demolition of four homes, was the subject of a public statement published in The Examiner newspaper on October 11 2016, stating that the purpose of the 89-spot car park was to provide parking for patrons of the Penny Royal tourist facility as well as the TRC Hotel and other businesses near the Cataract Gorge. JAC Group Managing Director, Dean Cocker, was quoted as having told Launceston Councillors at the meeting where it had been approved, that ***"This parking in the area is important, not only for the Penny Royal, or accommodation and restaurants, but also for the students [at Launceston College] by taking pressure off other areas"***. He offered to work with Council to photographing the building that at that time were proposed to be demolished for the public car park development, and publicly displaying the images with historical information, but this promise was never delivered, and the exhibition did not occur. Importantly, Mr Cocker reportedly said ***"the application was not part of the Group's plans for a hotel and function centre"***, apparently misleading Councillors and the community in general about the true intention of his company's hidden intention, once the site had been cleared and prepared. Several Councillors are noted as having spoken at the Council Meeting, citing that the public car park development was critical to meeting the increased demand for goods and services during the busy summer period, and in opposing the application, said it would diminish the residential density of the area.

It is our submission that the present public car park remains critical to the parking needs of the area as cited when it was approved, and that at least 89 car parking spaces must still be retained, if necessary by adding another level of car parking, to continue satisfying this critical need.

There has been negative press comment in Launceston opposing tall buildings. Sample correspondence includes:

Richard Hill, The Examiner October 30 2018 said: ***The last thing Launceston needs is to become like Melbourne, Sydney or the other state capitals, where magnificent and historic buildings that are part of our heritage are overpowered and diminished by adjacent high rise office blocks, hotels etc. I think that maybe adding another floor or two (say a maximum of eight floors) at the most no more than the Myer building is more than enough.***

Jack Birrell, The Examiner August 9 2018 said: ***Many cities compete on the world stage for which has the tallest edifice. High-rise tower height they think makes them look better off than the next place. In truth these cities all end up looking the same. Launceston city centre is unique because of the mix of excellent examples of low-rise Georgian, Arts and Craft, Art Deco and 20th Century modern buildings. Launceston has an intact skyline viewed from within the city. Cameron Street and Cimitiere Street align City Park, Civic Centre and Queen Victoria Museum and Art Gallery, draw the line and they are on an axis with the picturesque Cataract Gorge.***

Cities like Washington DC and Paris have similar alignments and consistent low-rise heights. As landmark cities they are protected by height limits so tall buildings cannot detract from their character.

Launcestonians generally agree that Myer and Telecom edifice, at 21 metres high, are the tallest eyesores blighting our city.

Launceston has a relatively uniform look and most people that live here and visit love the city for its buildings.

It's a standout landmark city characterised by low-rise architectural styles.

Developers like Frangrance want 70-metre high towers.

These developments and heights are killing the golden egg that is Launceston.

Come on Launceston, stand up and protect your unique city.

The proponent argues variously, that the topography of the land somehow warrants a higher building that otherwise relative to surrounding (higher) land. The proponent also argues that prospect tenant/operators of the Hotel require a large building with 'outstanding river and city views'. Conversely, the proponent then argues that this proposed development will be almost invisible, alleging that glass and steel and textured concrete will render it so.

The Launceston City Council commissioned report *Launceston CBD Building Height and Massing Study* by Paul Davies Pty Ltd released in 2018, specifically studied this potential development site, and concluded that the major portion be limited to constructions to a maximum height of 15m and the frontage to Brisbane Street be limited to 12m. This report was publicly presented at a Town Hall Public Information Session in 2018, and no-one in the audience gave any support that a maximum height beyond 14-15m be considered with the Launceston Central Study Area. Mr Davies presented copious evidence concerning the fact that there are very few "tall" buildings within Launceston that exceed 5 storeys in height, noting that through the central area and fringe commercial and warehousing areas, the predominant existing height is around 12 metres. Overall he cites that within his study area there is a consistent height of built forms between 9 and 15 metres. Of the taller contemporary buildings such as The Telstra Building, the Myer Building and Grand Chancellor Hotel, he said these are NOT seen as desirable in terms of their contribution to the character of the city. He says **"Launceston is not seen as a city of tall or large buildings but rather a unique collection of buildings of generally very consistent scale and form that sets Launceston apart from other cities in Australia. Scale and general homogeneity of form is one of Launceston's greatest assets that sets it apart from other cities and adds to its desirability as a place to live and work."** Throughout his Report, he establishes without question the importance of views and vistas around the city, that are key to the character and liveability of the city, and draws attention to the deficiencies in the Planning Scheme for not protecting the extensive private views afforded by the siting of mainly residential developments on the hills that overlook the city. He particularly makes comment on how comparing one building height in one section of the city cannot be the means of setting a height limit that may in fact be appropriate in one location but would be less appropriate in another. Using a *modus operandii* that establishes the unique character of each quadrant or precinct of the city, he concluded on a particular recognition of the heritage and civic characters of Launceston in establishing his recommendations of particular height limitations for new building developments. He reported that the project brief given to him by Launceston City Council was their desire to both protect the quality and character of

the city for its heritage and liveability values and to facilitate development. Mr Davies does not support the notion of the adopting of a stepped or pyramidal form stepping back beyond the formal setback line for a site, preferring the adoption of built forms that are consistent with the pattern of development within the locality. Accordingly, he advises that ***“where no setback is indicated, that setback be a minimum of 15 metres so as to generally protect the scale and form of existing significant streetscapes so that any new built form in excess of 12 metres does not visually dominate views and vistas within streets and across the city”***. Interestingly, Mr Davies does not support the amalgamation of Lots without careful consideration of controlling and limiting changes in the pattern of developments because of the outcomes where larger buildings not respectful of heritage and visual streetscape values would eventuate. In summary, Mr Davies expresses a detailed understanding of the character of the city and how this important quality must be preserved and enhanced with evaluating new developments.

Launceston City Council staff and Councillors will recall the privilege awarded the City by interest taken by international expert Professor Gehl. It would be respectful and beneficial in the assessment of this Development, for Professor Gehl to be invited to comment on the merits of what is proposed.

The height of the podium at 12 metres is in itself hostile to accepted dealing with human scale. The height of just the lift construction is one storey higher than necessary to serve the highest floor.

It is our submission that this proposed building is too high and that only because of the lower land form should it be permitted to be constructed to a maximum height of say 12m-15m, an increase on the usual maximum height prescribed by the Planning Scheme. We do not accept the contrary arguments presented by the proponent which appear to be so contrary to the prevailing situation as to appear to be ‘from another planet’. With great respect for the professional integrity of the consultants engaged by the proponent, it is very difficult to get beyond a feeling that these expert consultants are presenting ‘self serving’ opinions and assessments to accord with their commissions to support this application, touted in the Examiner Newspaper in late 2018 as being designed to dominate the landscape.

For some time, many residents of Launceston have been trying to reconcile high-rise development with protecting the amenity and heritage character of the central area. From our research of cities world-wide, in almost every city where Tall Building Policies have been implemented, such policies were introduced only as a consequence of public outrage sparked by the construction of an individual building popularly perceived as violating the character of the city. Since 1977, Launceston City Council has promoted restraint in the construction of tall buildings in the central area. The LCC's *Launceston National Estate Conservation Study* promoted low-level developments of 2-3 storeys, and when taller buildings were proposed, these were to have a 3-3.5 storey podium at the street alignment, with the upper 5-6 storeys of taller buildings set back below a 35° line projected from the property boundary on the opposite side of the street.

The HPS(T)Inc. subscribes to the views and philosophies expressed in The Australia ICOMOS Charter for Places of Cultural Significance, ***The Burra Charter***, where the Charter *advocates a cautious approach to change : do as much to care for the place*

and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Launceston is Australia's third oldest city, and an essential cornerstone of its cultural heritage significance is its limitation in the height of new developments. Tasmanian tourism authorities and including Launceston City Council itself, commonly describe Launceston as having the best preserved cityscape and with a fascinating history traced in its beautiful old buildings and streetscapes. It has been a long established planning principle in Australian cities, that it is symbolic of poor planning when taller buildings are constructed along river and water frontages. The principle of stepping down building heights towards these foreshore frontages is to be encouraged, however, in this instance, the contrary situation is evident.

To many people, the understanding of Launceston as a place of cultural heritage significance, may be difficult to express in words and whilst remain important and essential to their sense of well-being, can remain somewhat elusive and difficult to readily define. Quite recently, on 7th. April 2017, Historic England published a highly regarded and commendable research document ***UNDERSTANDING PLACE*** content.historicengland.org.uk that, we submit, may readily be applied to undertaking an historic area assessment here in Launceston. Last year, and again even earlier, we called upon Launceston's planners to investigate this document and follow the advice therein to establish the qualities and contributions to urban planning that gives Launceston its cultural heritage significance.

The failings of the Launceston Interim Planning Scheme 2015 have been well stated and agreed, including the failings and incompleteness of its heritage provisions. Your planners have still not finalised Launceston's version of the Statewide Planning Scheme to rectify and complete the task, and only by formulating an ***understanding of place***, can a sound foundation for the sustainable cultural heritage development of Launceston, be achieved.

Prior to the establishment of modern planning controls in Tasmania and Launceston in particular, from around the early 1960's , a number of adverse developments have been allowed in Launceston. These buildings are regularly referred to by notable visiting cultural experts, with the question put "How ever did you allow the construction of these buildings to occur ?"

The list of inappropriate developments include:

- The Telstra Building in St John Street, (constructed as the Telephone Exchange to half this height in 1960's and then doubled in height in the 1970's) so as to alternatively prevent the demolition of the historic Johnstone & Wilmot buildings next door, previously acquired by the Commonwealth Government as a site to expand the telephone exchange. It is an interesting note that during this period the Commonwealth Government was exempt from Local Government planning provisions.
- Grand Chancellor Hotel, Cameron Street, (constructed as Launceston International Hotel in 1984) but illegally constructed to an additional height 2m in excess of the permit conditions.
- 93 York Street (constructed as MLC Building in 1958)

- Queen Victoria Maternity Hospital (constructed in the 1960's on a very restrictive site as a part of the older maternity hospital complex and limited by encircling residential development.
- Henty House, Cameron Street Civic Square (constructed 1983 to a much reduced height following very widespread public objection and condemnation of the State Government's 1970's proposed office tower 12 storeys high). The present building was begrudgingly accepted by the public as a less-damaging concept.
- Quest Hotel 16 Paterson Street,(constructed as D W Murray, originally only 3 storeys, then significantly raised to 6 storeys due to commercial expansion of the Murray warehousing business early in the 20th. century.

Launceston is a low level city with only a handful of church spires, the Post Office Centenary clock tower and the celebratory tower of Albert Hall punctuating the townscape. Some industrial chimney stacks at the Railyards, Launceston General Hospital, Patons and Baldwin, (several now demolished), and industrial structures such as the Vertical Retort at the Gasworks, the Grain Silo's at King's Wharf, and brewing equipment at Boags Brewery, remain and if not still in operation, are recycled for new and adventurous purposes.

The pressure for increased density for development in our current day cities does not always demand high rises. In enlightened communities, where the level of living and working amenity is not so highly respected or regulated, high-rise development spores a 'Geography of Nowhere'.

Paris, a much adored low-rise city referred to as *le ville lumiere* (city of light, where daylight and sunlight penetrates deeply into its apartments and workplaces right down to pavement level) has a well-researched benefit of a lower level of sufferers of depression, due to the positive influence of light on the wellbeing of Parisiennes. Paris outlawed tall buildings in the city centre in 1974, and in the Tsarist Russian capital of Saint Petersburg, (now identified by UNESCO) buildings could not be taller than the Winter Palace. In old Rome there cannot be a building higher than St Peter's Basilica. Even in the highly commercialised city of Bali, Indonesia, following the unpopular construction of the tall Bali Beach Hotel, nothing can now be built higher than a coconut tree at 12m !

There are spectacular views to be gained from low level developments on Launceston's surrounding hills, so unlike the 'flat' featureless terrains of many other cities, Launceston does not need to build up to gain elevation and outlooks. Please don't gamble with the 200-year old legacy that exhibits the cultural heritage of Launceston. The present height limit at around 12m for Launceston may be the single most powerful thing that has made our city so amazingly fulfilling. Once you make a change, in any place or regard, it is essentially irrevocable, and you have stepped on a slippery slope that makes other undesirable changes more likely.

The irreverent prize for Britain's worst building the **Carbuncle Cup** is awarded each year, with such places as the building dubbed the "Walkie Talkie" because of its obvious likeness, being one of the notable recipients. In Launceston circles, the construction now under way for the highly-criticised Verge Hotel on Council's Cimitiere Street Car Park site fronting Tamar Street, and our much-valued Albert

Hall, has already been dubbed the "Noodle Box". We were also concerned about another potential carbuncle approved a while back for 4-6 Boland Street, which in spite of the developer's undertakings was a serious development application that would progress to construction, was put on the market as a clear development site once the demolition of the old cottages was completed. It has now been announced that a 3-storey office building proposal will shortly be presented for approval, as the taller 16M high residential building, was not economically viable, after all.

The application extends to well over 500 pages, and a mere 14 days is very inadequate to give the community a fair and reasonable time to do so. Interestingly, the Examiner Newspaper reported on December 2017, that the ***"application had been lodged on Thursday"*** Clearly the on-line file stating the application was received on 22 March 2019 is incorrect, but causes questions as to the transparency of the administrative processes by Launceston City Council. In any event, Council and its officers have had months to be making assessments of this proposal (since at least December 2018, if not much earlier when it was intimately involved with the competition process).

The proponent clearly expects that appeals against a Development Permit will be inevitable, given the references to previous determinations by RMPAT, the 'Tribunal'. It may be a cynical view within the community, but it causes contemplation that Launceston City Council will not be seriously considering any representations it may receive, and 'hand ball' a final determination to the Tribunal, abrogating its duty under the LUPA Act and responsibility expected by its community to fairly deal with their concerns.

It is our submission that the car parking and traffic management provisions for this proposed development is woefully inadequate and completely fails to address the standards expressed in the Planning Scheme. Admission that the proponents wish to favourably rely on unrelated standards from jurisdictions in other States is a clear illustration of our cynicism in these regards. A full and proper parking assessment and honest evaluation of the traffic congestion issues and adequate management of the bottleneck that must inevitably arise, is required.

Environmental hazards and constraints have not been properly identified nor addressed by the proponent. The proposed development site is situated on a narrow seismic plate between to seismic fault lines (one running parallel beside the abutments of Paterson Bridge, immediately on the east side of Ritchies Mill along Bourke Street via Glen Dhu St and beyond the former Coates Patons building, and the other passing midway between Park and Margaret Streets and extending beyond the junction of Melbourne and Leslie Street in South Launceston. These particular fault lines are two of quite a number of faults crossing the Launceston area and accurately displayed on the Geological Survey of Launceston (part of the survey of Tasmania) conducted by Department of Mines, Tasmania Ref. 8315 S11 & 111 Zone 7 Sheet No. 39). This seismic plate has dropped approximately 300m from the adjoining Trevallyn plate, and then the next eastern plate has dropped approximately a further 300m. We interpret this as showing the development site being founded on a differing geological base of at least 300m compared to adjacent founding and with well-documented evidence of building damage having occurred in recent times

(geologically speaking) along the course of Margaret Street. A copy of this reference is readily available and can be found in Council's own files.

In 1965, as part of due diligence by engineers designing the Paterson Bridge, a Geophysical Survey of the bridge site was undertaken by the National Bureau of Mineral Resources, Geology and Geophysics for the Commonwealth's Department of National Development (Ref Record No. 1965/153), pinpointing the location of the western-side fault line crossing the South Esk River at a point about 35m downstream of the old Kings Bridge. The decision was made to particularly position the new bridge abutments on just one side of the fault line, so as to attempt as much as possible to minimise the risk of a structural collapse.

In 1990 and with historical awareness from earlier studies and seismic events, the then LCC City Engineer commissioned Dr Owen Ingles to carry out a seismic risk assessment for the Launceston Municipality, his report being submitted in March 1991. Ingles considered four risk factors from potential earthquakes: fault displacement; landslide/landslip; sediment liquefaction; and fill settlement. The more recent 2006 GHD study notes the presence of fill and the "**potential for ongoing settlements**" when undertaking an assessment of the stability of Launceston's flood levee system.

In December 1995, Dr Marion Leiba, Geologist, Geophysicist, Seismologist and much more, authored a report on behalf of Australian Geological Survey Organisation to Launceston City Council titled **Survey and Seismic Microzonation, Launceston Tasmania**. In this report, she pointed out that Launceston had been damaged by 5 earthquakes in the west Tasman Sea (1884, 1885, 1892, 1929 and 1946). The damage was thought to be caused by amplified earthquake shaking because of sediments and possibly other aspects of geology and topography in certain parts of Launceston. Consequently, zoning maps were prepared using microtremor measurements at 53 sites, a soils map by Steve Forsyth of Mineral Resources Tasmania, a gravity interpretation by David Leaman, and unpublished drillhole data.

These maps showed areas of Launceston where amplified earthquake shaking may occur because of the presence of underlying sediments. Also resonance effects may increase the destructiveness of the earthquake. She explains in relation to the period of vibration of the ground, if matching that of a building above it, to be like a person pushing a swing higher and higher by matching the push to the moving swing. This resonance effect increases the likelihood of a building being damaged in an earthquake. She advises that one can lessen the chance of earthquake damage by avoiding erecting a building with a certain resonant period on a site with the same period.

Three groups of buildings were considered for the map: low rise (1-3 storeys), medium rise (4-9 storeys) and high rise (10+ storeys). Certain soil characteristics can give a more sophisticated method for computing the "period" of the building (when the natural 'period' of the ground matches the period of the building, probable maximum damage to the building occurs).

Seven zones on the **building heights earthquake zoning map** are:

ZONE 0. No resonance, but for other geological reasons, a response would be unknown.

ZONE 1-3 Possible resonance for 1-3 storeys (low rise buildings).

ZONE 1-5 Possible resonance for 1-5 storey buildings (a narrow NNW -SSE trending zone along the eastern side of the Tamar axis valley).

ZONE 1-9 Possible resonance for 1-9 storeys (low and medium rise buildings (Small zones on Windmill Hill and near Coronation Park).

ZONE ALL Possible resonance all buildings. (Tertiary sediment areas and in particular NE part of the North Esk axis and floodplain.....

ZONE 4+ Possible resonance for 4 or more storeys (high rise) buildings - mainly deep sediment fill in the Tamar and North Esk axis valleys and the Norwood area. Also on shallow floodplain sediments, including most of the old railyards.....what a wonderful choice as the site for a new University....

ZONE 10+ Possible resonance for 10 or more stories (high rise) buildings - from gravity and soils map, to the east of the old rail yards.

The ongoing studies and assessments of various works and reports by Dr Ingles warned against building structures in Launceston higher than 4 storeys.

It is our submission that the assessment of the environmental hazards and constraints for the proposed development site has not been adequately investigated nor has the associated risk of the Paterson St earth levee being breached by the combination of rising sea and silt levels (most recent advice to LCC is that even the newly reconstructed levees are now only 1:100 yr not 1: 200 yr as proclaimed at the end of the reconstruction project in 2017) and the potential for a seismic event destabilising the levee as well as the proposed building, sufficient to potentially cause great public risk, notwithstanding potentially damaging the proposed structure itself.

A proper reassessment of environmental hazards and constraints for this development site is warranted.

Other concerns yet to be adequately addressed, includes the impact of wind patterns and factors for a tall building in this particular location and what hazard the 'tessellated' glass and steel panels will have on local birdlife. Council should recall the concerns for the welfare of the protected Swift Parrot when it developed Launceston Aquatic and the measures to install special films on that glazing in an effort to stop the parrots crashing into the glass (this has occurred).

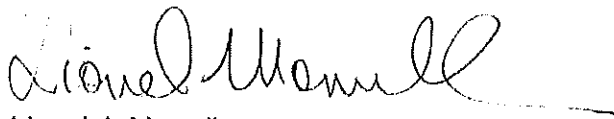
It is our submission that insufficient investigation has been done on the impacts of a tall reflective building in this location and the potential impacts on birdlife (in this case it has been reportedly observed as the domain of the protected eagle).

Summation.

This Development Application, in spite of its voluminous content, does not adequately address all necessary impacts, and accordingly is not suitable for adequate assessment for approval.

A building of this height is too high for Launceston and the application must be refused.

Yours faithfully



Lionel J. Morrell
For and on behalf of
Heritage Protection Society (Tasmania) Inc.

FILE No.	DA0127/2019				
EO	<input checked="" type="checkbox"/>	OD		Box	<input checked="" type="checkbox"/>
RCVD 04 JUN 2019 LCC					
Doc No.					
Action Officer		Noted	Replied		
C. W. [unclear]					

E-copy: I. [unclear]

✓

General Manager
L.C.C.

Mrs Ruth Haw +
Mr Les Grant

Objection to DA 0127/2019
Assigned Officer: Jane Moore

[REDACTED] is my property.
[REDACTED] the proponents carpark.

- a) Brought into an identified Misc Urban use zoning - strongly supported by L.C.C as residential - height 12m or 1m above immediate neighbour.
- b). Three residential builds supported the 15 Calwact apartments the subsequent 20 apartment complex of Brisbane St & thirdly the family home above the Chinese Takeaway. All supported by Council over an 11 yr period.
- c) A site specific rezoning is needed as Silos were built in isolation at the confluence of Nth & Sth Esk Rivers long before town planning legislative framework ever existed & Myer today would not be built.

2/

Today height controls apply to the site which is the DA location.

Clause 15.4.1.4 of the Launceston Interim Planning Scheme 12m or to 1m above neighbouring structures.

d). Seismic Risk reports advise against a tower in this location which has two seismic fault lines running on the east side of Paterson & another along Margaret St. I can attest to the fact that the increased traffic alone causes the whole region to ripple as unstable.

Site is prone to long term instability & is considered by the Marion LGA report Microzonation (supplied to Council & copy held in Council archives) along with a follow up study confirming site unstable & drawn conclusion: no structure over 4 stories be built.

3/

e) My property - private residential is within the 12m height limit & the DA proponent wishes to exceed this by not 1m but 27m.

f) My property severely impacted by the car park build as supported by a substantial metal pole hence the ripple effect is exacerbated by truck movement & is effectively that of a tsunami (up & down & sideways all at once). In one incident alone the western side of the building moved so violently my kitchen cupboards came away from the wall the composite starwell-metal tipped jaggedly (showed Alderman Turlay) & the Renhouse wall sheering all cracked & this was just loading a truck with rubble.

g) I will should this be approved require a Delapidation Report on my property inclusive of garage at the proponent's expense & all repairs carried out by qualified tradesmen (not Family members with a 6 wk time frame at the proponent's expense.

4

h) This DA notification has been flawed not once but twice & I have still doubts as to the 'Above Board' or not nature of these failings. Interesting that 3 residential owners known to object did not receive the legal notification to which we are entitled.

i) If councillors go up towards Colin Dhu Primary one can see that a build such as is proposed ~~is~~ would block the whole head of the river from everyone's view.

j) Over shadowing of great concern & lack of air flow will leave us inhaling a great level of toxic fumes from traffic & hotel generated fumes. An example I recall is an unapproved drill rig was set up & in still conditions the fumes did not clear the toxic level in my garage was clearly exceeded & owners instructed to simply shut out windows.

We rely on the clear flow of air unimpeded up & down NH → South - Sth - NH.

5/

k) College where our most vulnerable youth are arriving & departing - walking, cycling being dropped off or driving in or more importantly learning to drive in already severely congested conditions will be a night mare. To add the service vehicles that support daily the hotel & restaurants plus guests is simply unconceivable at the bottleneck location.

Really hard already to safely enter the traffic flow either into Margrave St or Paulson St for residence imagine adding tourists by such numbers who are not familiar with our roads.

My support pole has already been impacted on more ~~the~~ occasions than I care to mention & I can assure you it is frightening.

l) Have council conducted their own solar audit or are you simply acquiescing to the proponents suggested impact outcomes? The Chinese Restaurant & residence will be severely impacted.

m. I note the Chinese Restaurant

is not described as also a family home which it is, a deceit by commission as it removes residential presence from the equation.

The ambience of my residential surrounds will be severely impact - destroyed by such a build which will physically separate residents from our micro community & impact our sense of safety & well being. A hotel as such & support restaurants etc do not fit within our living surrounds as is not low impact. The noise & smells will be intolerable. Already ~~the~~ way to many liquor licenses in a confined area.

People write all over the place of fear.

m). Calvac Apartments shared an right of way this is totally incompatible with the enormous increase in traffic to the area. Doubling Right dangerous.

o.) We are visual creatures & this iconic setting will be adulterated forever & lost to all as this glass

7/
ediface of almost 40m will
be all that we see & the
beautiful layer cake of
architectural history for which
Lauriston is uniquely known
will just blur to the periphery.

b) Last heritage house typing
the location & the richness of the
Hives history will be lost forever
to the scale of this development -
a travesty

b. With the Silo Hotel - Verge
builds & rapidly increasing
B&B availability & no figures yet
available for the past summer
season regards occupancy over an
annual period I question most
strenuously the Proposal before
you.

My home sits well in the mixed
Urban zoning & the sense of
connection to my micro community
is strong with bike & walking links
& most importantly the usual
connection to my micro community,
the Eagles (wedgetails, protected)
fly free unperurbed ~~the~~ by
buildings invading their domain &
regularly fly above the Calvaad
complex.

8/.

An absolute travesty in the making would be for them to fly into the glass of this structure proposed. A precedent was set with the Aquatic Centre because of the Suez parrots.

In closing ~~my~~ objection I remind all politicians that their job at all times is to provide the support & protections to which residents are legally entitled regardless of whether the "Big end of Taxes" has come to play.

Ruth Han

RCHaw

FILE No.	DA0127/2019				
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCVD			03 JUN 2019	LCC	
Doc No.					
Action Officer			Noted	Replied	
C. W. Frank			ce		

e. copy. I. more

Lyn Norris

From: Jim Collier
Sent: Monday, 3 June 2019 2:36 PM
To: Contact Us
Subject: For The General Manager
Attachments: Gorge Hotel Representation.pdf

Dear Sir,

Attached is my Representation in regard to Development Application DA0127/2019 - 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125 - 133 Paterson Street & 16 Margaret Street Launceston: the proposed "Gorge Hotel".

Yours sincerely,

Jim Collier

Representation regarding Development Application
DA0127/2019 - 123 Paterson Street, 270 Brisbane Street, 18 Margaret
Street, 125 - 133 Paterson Street & 16 Margaret Street, Launceston,
the proposed
"GORGE HOTEL"

INTRODUCTION & HISTORY:

In the 1990's developers proposed building a hotel at Kings Park, Launceston.

This resulted in community demonstrations against the proposal; I understand approximately 400 written formal objections to the project were lodged.

In the face of such strong community opposition construction of the proposed hotel did not proceed.

The newly proposed Gorge Hotel is literally just across the road from Kings Park and many of the objections, but not all, to the proposed Kings Park Hotel equally apply to this new proposal.

I object to this proposed Hotel, not only for the original concerns that were raised against the Kings Park Hotel but also for the following additional reasons:

HEIGHT:

I recently participated in a public forum hosted by Launceston City Council leaving the forum with the distinct impression that the Community were of the opinion that 5 storeys and 12 to 15 metres were acceptable heights within inner Launceston.

This proposed Hotel is 9 storeys the central spine of which has an overall maximum height of 39 metres.

It will tower over any other building in its proximity.

There is a height control that applies to the site:

Clause 15.4.1 A1 of the Launceston Interim Planning Scheme 2013 requires that building height be *“no greater than 12m or 1m greater than the average of the building heights on adjoining lots”*.

Consequently the proposed building does **NOT** meet the performance criterion in clause 15.4.1 P1 as the building height is **NOT** compatible with streetscape and character of the surrounding area having regard to:

- (a) the height of buildings on adjoining lots and adjacent lots;
- (b) the bulk and form of existing and proposed buildings;
- (c) the apparent height when viewed from roads and public places; and
- (d) any overshadowing of adjoining lots or public places.

FIGURES 30/31 in the **Development Application**, in respect of overshadowing {(d) above}, graphically highlights how serious this is. They also graphically highlight, as do the other images (with the odd exception), how much the building will dominate the entire surrounding area.

Just how significant overshadowing is is indicated by the concerns expressed by Ms Susie Cai, [REDACTED], in “The Examiner” on 16th May believing [REDACTED] will be overshadowed and there is no doubt she is perfectly correct in this respect.

Ms Cai also expressed concern that [REDACTED] business will suffer from the inevitable increased traffic in addition to the fact that [REDACTED] privacy will be affected and that [REDACTED] recently installed \$36,000 solar system will not be able to operate efficiently due to the loss of sunlight, especially in winter!

The proposed hotel should not proceed on these grounds alone.

Consultant’s Paul Davies Pty Ltd suggested in their ‘Launceston CBD Building Height and Massing Study July 2018’ for Launceston City Council that Launceston maintains itself as a historical low rise city and make sure that new areas obtain similar qualities.

In addition they recommended that Launceston “...maintain the present average building height of maximum 5 storeys (approx 15 metres) with a general height of 3 or 4 storeys”

This proposed Hotel totally contradicts that philosophy.

CLIMATE CHANGE and FLOODING:

The Development Application acknowledges the site is situated '*...at one of the lowest sites in Launceston.*' (2.2.3).

Historically the area has been subject to flooding though the situation has been alleviated to a certain extent with the construction of the flood levee mentioned in the Development Application HOWEVER: at no time in the Application has CLIMATE CHANGE been mentioned. Climate Change is now a scientifically accepted fact and scientists advise that we should now anticipate more extreme weather phenomena such as floods and floods of greater intensity and more frequently than previously.

The serious risk of flooding is compounded by the fact that the River Tamar's Upper Reaches have not been dredged for a number of years and Raking of the river bed has only occurred spasmodically. Due to the lack of proper maintenance the River continues to infill with sediment resulting in the River bed rising thus exacerbating the flood risk to the low lying areas of Launceston, especially the proposed site for this Hotel.

The flood levee mentioned in the Development Application was constructed many years ago and there are doubts if it could cope with an extreme flooding event.

SEWAGE:

The Tamar River is already scientifically confirmed as a public health risk with the waters of the River's Upper Reaches frequently failing to meet recreational guidelines.

Signs posted by Launceston City Council in the area advise the community to avoid contact with the water.

Untreated sewage is frequently deposited in the River, especially during significant weather events.

Concerns are held whether Launceston's archaic and obviously significantly inadequate sewage infrastructure can cope with the

additional outflow from the proposed hotel's 145 rooms, equivalent to an additional 145 residences in Launceston.

These 145 rooms are in addition to the 108 rooms with the recently opened Silo Hotel and the 86 rooms of the currently under construction Verge Hotel all placing an additional excessive load on an already clearly overtaxed sewage infrastructure.

There is significant community concern about the inadequacies of Launceston's sewage infrastructure:-

a Mike Adams of Swan Bay (with whom I have no affiliation or connection) is one of many community members who have expressed concerns in 'letters to the editor'; his letter being published in The Examiner newspaper on 22nd May 1019.

Another letter on Launceston's sewage problems from David Parker of West Launceston was also published in the paper on the same day.

A full and independent assessment of the additional loading from the proposed hotel on Launceston's sewage infrastructure should be conducted.

TRAFFIC:

There are also concerns in regard to traffic; I have sighted the 'Traffic Impact Assessment' in the Development Application but are local streets, pathways and other associated infrastructure really capable of coping with what will inevitably be significantly increased pedestrian and vehicle usage?

I believe the proponents have not allowed for sufficient parking and this will inevitably result in further on street parking which is already insufficient, especially during term times of the nearby Launceston College.

It is recommended that at the barest minimum before this Application proceeds any further a separate and independent Traffic Impact Assessment is conducted as the provisions of the Planning Scheme may not be met in this respect.

MICROCLIMATE:

The height and overall size of the project is such that it will inevitably affect the micro-climate in its vicinity.

In addition to affecting wind velocity the significant amount of glass will inevitably cause reflection and glare creating a nuisance and irritation to nearby residents and small businesses.

Consultants Paul Davies Pty also suggested in their previously referred to Study that Launceston should *“Control building heights and protect the micro-climatic conditions in streets and squares”*.

SEISMIC RISK:

The “Stratotectonic Elements Map” clearly shows two fault lines transiting the locale.

On 25 December 2004 The Age newspaper reported *“The world’s biggest earthquake in almost four years has struck 800km off the coast of Tasmania, Australian seismological officials said.”*

This earthquake measured 8.1 on the Richter Scale and was felt throughout Tasmania causing buildings to shake for up to 15 seconds. I clearly remember personally experiencing tremors from this earthquake at that time being literally just a few metres from the site of the proposed hotel!

Our very worried daughter, living in Melbourne at the time, hearing media reports of the event urgently phoned to ascertain our wellbeing.

The Examiner newspaper published an article under the banner of “City in path of earthquakes” on 7 Feb 1990 which stated:

“Launceston could be damaged by shockwaves from earthquakes centred near Flinders Island or Western Tasmania, an Australian seismologist has warned.”

Seismologist Dr. Marion Michael-Leiba of the Australian Seismological Centre in Canberra said in the same article:

“...that Launceston has been built on sedentary rock which could double the effect of any earthquake shockwave.”

Accepting that the risk of a significant earthquake affecting Launceston may be minimal, especially compared to nearby New Zealand, nevertheless it is real and possible and Launceston is not immune to such phenomena.

Records show that over the years earthquake tremor damage occurred to Launceston buildings in 1884, 1885, 1929, 1946 and as “The Age” reported, a local tremor was experienced as recently as 2004, so it does happen, if infrequently (The Examiner, 13 May 1997).

As a result of historic seismic shaking the tower on the distinctive deconsecrated church "Chalmers" (corner of Frederick and St. John Streets) was structurally strengthened with steel bolts!

It is acknowledged that with climate change phenomena such as floods, droughts and bushfires will increase in intensity and frequency and sea levels will rise.

Additionally there is an increasing number of scientists, such as Chi-Ching Liu of the institute of Earth Sciences at Taipei's Academia Sinica, Geophysicist John McCloskey of the University of Ulster and Shimon Wdowinski of the University of Miami, who also believe it will similarly affect earthquakes; ...in other words they too may well increase in frequency and intensity!

The threat of seismic activity and consequential risk to the proposed hotel is likely to increase rather than reduce.

The damage which could be done to a 39 metre building complete with a 'tower component' (as proposed in this Development Application) under such circumstances is too awesome to contemplate!

GENERAL:

While accepting that it is not proposed to construct the building on a heritage listed site the site is located in an 'aesthetically' sensitive area with Paterson Street being the premier pedestrian route to the Cataract Gorge from the inner City and virtually on the edge of the Tamar River and Yacht Basin.

The building itself is completely out of accord with the ambience and charm of Launceston's traditional historical colonial and Victorian architecture.

It will certainly be incompatible in all respects with other buildings in Paterson Street such as the nearby attractive and historically stylish Leisure Inn Penny Royal Hotel & Apartments, the Kings Bridge restaurant and cafe, Penny Royal Adventure Park as well as the historic Stillwater Hotel and restaurant and the adjacent Rose Cottage and other similar cottages and residences in Brisbane Street.

The Penny Royal Windmill, with its now long gone Tram, (once the

premier tourist site and vista in the area), will be completely dwarfed by this proposed hotel.

The physical appearance of the Hotel is deplorable and, while accepting that 'beauty is in the eye of the beholder', it leaves one wondering if architects no longer are taught how to design tasteful and pleasing building but only modern monstrosities comprising all glass, concrete and mirrors.

Launceston is not Melbourne, Sydney, Singapore, London or New York and should not attempt to be so; ...such buildings are out of place in our beautiful historic city.

I totally agree with Paul Davies's philosophy as expressed in his previously referred to Report; ...the proposed Gorge Hotel is totally out of step with this philosophy and inevitably will totally destroy the historical ambience of Launceston.

IF Launceston City Council allows construction of this Hotel to proceed it will be contrary to the Launceston Interim Planning Scheme 2013.

It will also be completely ignoring all the suggestions and recommendations contained in the 2018 Davies Study, ...a Study commissioned by Launceston City Council!

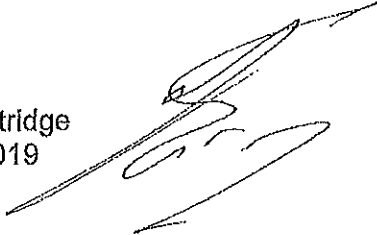
In light of the above the Development Application for the proposed Gorge Hotel should be rejected.

Submitted by
Jim Collier

I, Ken Partridge,

I wish to re-lodge my original representation and further information provided regarding DA0127/2019 and re-refer to Jim Coolier's representation dated 3rd June 2019.

Ken Partridge
03/06/2019

A handwritten signature in black ink, appearing to be 'Ken Partridge', written over the typed name and date.

Iain More

From:
Sent: Monday, 6 May 2019 1:09 PM
To: Contact Us
Subject: FW: Representor acknowledgement of Representation - 123 Paterson Street and 125-133 Paterson Street - DA0127/2019

Subject: Re: Representor acknowledgement of Representation - 123 Paterson Street and 125-133 Paterson Street - DA0127/2019

Hi again Iain

I've just managed to access a friend's computer so hopefully I can, at long last!, finish this off?

The following was referred to, at the end of my representation. It was only a pen ref. because I was expecting to discuss it at Town Hall with someone in authority. In the event, there was no one... except the receptionist; who duly returned an appropriately stamped copy of my submission.

I first experienced this beautiful space in 1957 when Launceston was, as I recall, still a Town? Now, as a city 60 odd years on, it is being bludgeoned by traffic, especially heavy vehicles... Daily people are expressing their frustration as they are ambushed on all sides by this mess.

The number one rule of transport planning is that the required infrastructure capacity is in place **before** development.

It is insane to simply assess a development as an individually **isolated** effect, without taking into account its incremental, accumulative effect on the whole.

Traffic movements etc generated by a development are 'excused' (by the Consultant) on the grounds that it 'complies' and a municipal council goes along with that because development is all that really concerns them both. They have an interest, they are therefore seen to be biased.

(Meanwhile the steam in the boiler continues to mount so we'll just keep biting our tongues whilst we keep tightening the safety valve .. hoping that someone will come up with a solution ...)

So, lacking a solution - which will never come whilst the present system obtains - I propose a **moratorium** on all new significant developments; such as this one. This will generate a quick response from the two main players viz the Developers and the Council (otherwise, for both, the money ie their rational / income will dry up) It will have to be a positive response ie not the usual *nonspeak*. The details to be thrashed out by US, **THE PEOPLE**

Today, in Prince's Sq., the youth of the region are again protesting against 'Climate Change' (so called) but I prefer the original (cause encapsulated) title 'Global Warming' But, like them I hope and pray that **natural justice** will continue to allow our right to **be heard**.

Thank you for your time.

Sincerely Ken Partridge MRICS ret'd


On Thu, 2 May 2019 at 11:27, Ken Partridge

Attention of Iain More

Thanks for your ph. advice just now.

I confirm that I will write up my infrastructure concerns and email to you asap!

Sincerely Ken Partridge

On Wed, 1 May 2019 at 13:03, 

wrote:

Dear Representor

Acknowledgement of Representation - DA0127/2019- 123 Paterson Street and 125-133 Paterson Street, Launceston

Thank you for your representation.

To assist in the assessment of the application, Iain More will contact you shortly to discuss the issues that concern you and to identify if these can be addressed within the scope of the planning assessment. Your views will be taken into account as part of the final assessment.

If less than three representations are received in respect to this application the Council has provided the ability for the Manager City Development to determine it in accordance with the Planning Scheme. Alternatively, if more than two representations are received the Council will consider your representation when it determines the application at its next available meeting.

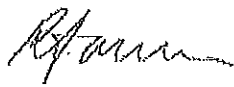
If the application is to be determined at a Council meeting, please be aware that Council meetings are held fortnightly on a Thursday commencing at 1.00pm. The full content of your representation will be included in the Council report, and will be publicly available as part of the meeting agenda. A copy of the planning officer's report and recommendation to Council will be available at <https://www.launceston.tas.gov.au/Agendas-Minutes> on the Friday before the scheduled meeting. Alternatively, you can request a copy of the report by contacting the Town Planner assessing the

application. The Council provides an opportunity for you to speak at the Council meeting for two minutes in support of the representation. Please arrive prior to 1pm to register your interest to speak.

Once a decision has been made in respect to the Development Application you will be notified in writing.

Should you have any further queries, please do not hesitate to contact Iain More on (03) 6323 3382.

Yours sincerely



Richard Jamieson

MANAGER CITY DEVELOPMENT



Please consider the environment before printing this, or any other e-mail or document.

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This disclaimer has been automatically added.

Iain More

From: Ken Partridge
Sent: Wednesday, 1 May 2019 11:09 AM
To: Contact Us; Jim Collier; Juliet Partridge; francesca partridge
Subject: DAO127/2019 Written representation

Dear General Manager

This representation consists of the following;

- 1) Jim Collier's representation in 4 (four) pages, dated 1/5/2019 which I endorse **in its entirety** and to which I refer with the acronym "JC".
- 2) My own additional concerns.

Please note that I anticipate delivering a hard copy of all this at Town Hall this afternoon to ensure that my message is acceptable; hopefully I am able to do this with a Planner?

2.01 JC p4 add; The heritage significance of Ritchie's Mill can be best respected by directing new development away from its immediate vicinity.

2.02 ICONIC? Architectural good manners are not respected. If this totally 'shards of glass new fashion' type building was located in an area complete in itself it could, like the Sydney Opera House, be regarded as iconic and its finish and 'image' applauded. The SOH however soars off the end of a peninsular and is its own statement whereas this attempt is in a grubby mix of structures and does not comply. But the irony is that it would infect what really makes Launceston an international destination, THE GORGE : hence this building is..." its marketing" (but not ..." its nature! ")

2.03 SEISMIC RISK ? I enclose copy of a 2 page report by Dr D.E.Leaman which was generated by the 2005 C.H.Smith proposal which although approved by the Planning Appeals system, never got off the ground (could it have been because the seismic risk was too great for the Developments' insurers to even contemplate?)

That C.H.S. proposal was - in geological terms - in the same regional basket as this proposal (and indeed any structure in Launceston, as I know from my own experience!) The Kings Park Hotel (KPH) proposal was severely challenged by the geology which is now, as "JC" points up under "Climate Change and Flooding", an ever increasing unknown. That KPH proposal threw up a stark answer to JC's last para, regarding the flood levee ie the man made berm.

Under '**Stability of the Kings Park Embankment**' the then Development Services Manager wrote '...a hard wall could only be constructed at inordinate expense owing to the low bearing capacity and instability of the river silts..'

Returning to Dr Leaman's report; perhaps we should more carefully take on board his opening para's message, particularly the last line '...simply because it may not be economically feasible to complete ...'

And, perhaps, a Tuned Mass Damper should also be considered (to reassure/console tourists upset by the tower's unpredictable shakes?)

Sincerely Ken Partridge



DAO127/2019 Written representation

1 message

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And, perhaps, a Tuned Mass Damper should also be considered (to reassure/console tourists upset by the tower's unpredictable shakes?)

Sincerely Ken Partridge

PS The failed to inc. 'infrastructure costs' (Sorry!) if this goes further I would like that to be inc. as part of my (this) representation

Ken Partridge

Representation regarding Development Application
DA0127/2019 - 123 Paterson Street Launceston,
the proposed
"GORGE HOTEL"

INTRODUCTION:

In the 1990's developers proposed building a hotel at Kings Park, Launceston.

This resulted in community demonstrations against the proposal and I understand approximately 400 written formal objections to the project were lodged.

In the face of such community opposition construction of the proposed hotel did not proceed.

The newly proposed Gorge Hotel is literally just across the road from Kings Park and many of the objections, but not all, to the proposed Kings Park Hotel equally apply to this new proposal.

I object to this proposed Hotel, not only for the original concerns that were raised against the Kings Park Hotel but also for the following additional reasons:

HEIGHT:

I recently participated in a public forum hosted by Launceston City Council leaving the forum with the distinct impression that the Community were of the opinion that 5 storeys and 12 to 15 metres were acceptable heights within inner Launceston.

This proposed Hotel is 9 storeys the central spine of which has an overall maximum height of 39 metres.

It will tower over any other building in its proximity.

There is a height control that applies to the site:

Clause 15.4.1 A1 of the Launceston Interim Planning Scheme 2013 requires that building height be "*no greater than 12m or 1m greater than the average of the building heights on adjoining lots*".

Consequently the proposed building does **NOT** meet the performance criterion in clause 15.4.1 P1 as the building height is **NOT** compatible with streetscape and character of the surrounding area having regard to:

- (a) the height of buildings on adjoining lots and adjacent lots;
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FIGURES 30/31 in the **Development Application** graphically highlight how serious this is.

They also graphically highlight, as do the other images (with the odd exception), just how much the building will dominate the entire surrounding area.

The proposed hotel should not proceed on these grounds alone.

Consultant's Paul Davies Pty Ltd suggested in their 'Launceston CBD Building Height and Massing Study July 2018 for Launceston City Council that Launceston maintains itself as a historical low rise city and make sure that new areas obtain similar qualities.

In addition they recommended that Launceston "...maintain the present average building height of maximum 5 storeys (approx 15 metres) with a general height of 3 or 4 storeys"

This proposed Hotel totally contradicts that philosophy.

CLIMATE CHANGE and FLOODING

The Development Application acknowledges the site is situated '*...at one of the lowest sites in Launceston.*' (2.2.3).

Historically the area has been subject to flooding though the situation has been alleviated to a certain extent with the construction of the flood levee mentioned in the Development Application **HOWEVER:**

at no time in the Application has **CLIMATE CHANGE** been mentioned. Climate Change is now a scientifically accepted fact and scientists advise that we should now anticipate more significant weather phenomena such as floods and floods of greater intensity and more often than previously anticipated.

The flood levee mentioned was constructed many years ago and there would have to be doubts if it could cope with one of these extreme flooding events.

SEWAGE

The Tamar River is already scientifically confirmed as a health risk with the waters of the River's Upper Reaches frequently failing to meet recreational guidelines with signs posted by Launceston City Council advising the community to avoid contact with the water.

Untreated sewage is frequently deposited in the River, especially during significant weather events.

Concerns are held whether Launceston's archaic and obviously significantly inadequate sewage infrastructure could cope with the additional outflow from the proposed hotel's 145 rooms, equivalent to an additional 145 residences in Launceston.

A full and independent assessment of the additional loading from the proposed hotel on Launceston sewage infrastructure should be conducted.

TRAFFIC

There are also concerns in regard to traffic; I have sighted the 'Traffic Impact Assessment' in the Development Application but are local streets, pathways and other associated infrastructure really capable of coping with what will inevitably be significantly increased pedestrian and vehicle usage?

It is recommended that at the barest minimum before this Application proceeds any further a separate and independent Traffic Impact Assessment is conducted.

MICROCLIMATE

The height and overall size of the project is such that it will inevitably affect the micro-climate in its vicinity.

In addition to affecting wind velocity the significant amount of glass will inevitably cause reflection and glare creating a nuisance and irritation to nearby residents and small businesses.

Consultants Paul Davies Pty also suggested their previously referred to Study that Launceston should "*Control building heights and protect the micro-climatic conditions in streets and squares*".

GENERAL

While accepting that it is not proposed to construct the building on a heritage listed site the site is located in an 'aesthetically' sensitive area with Paterson Street being the premier pedestrian route to the Cataract Gorge from the inner City and virtually on the edge of the Tamar River and Yacht Basin.

The building itself is completely out of accord with the ambience and charm of Launceston's traditional historical colonial and Victorian architecture.

The Penny Royal Windmill, with its now long gone Tram, (once the premier tourist site and vista in the area), will be completely dwarfed by this proposed hotel.

The physical appearance of the Hotel is deplorable and, while accepting that 'beauty is in the eye of the beholder', it leaves one wondering if architects no longer are taught how to design tasteful and pleasing building but only modern monstrosities comprising all glass, concrete and mirrors.

Launceston is not Melbourne, Sydney, Singapore, London or New York and should not attempt to be so; ...such buildings are out of place in our beautiful historic city.

I totally agree with Paul Davies's philosophy; ...the proposed Gorge Hotel is totally out of step with the philosophy contained in their Report and inevitably and totally will destroy the historical ambience of Launceston.

The proposed Gorge Hotel completely contradicts the contents of the 2018 Paul Davies Study.

IF Launceston City Council allows construction of this Hotel to proceed it will be contrary to the Launceston Interim Planning Scheme 2013 and completely ignoring all the suggestions and recommendations contained in the 2018 Davies Study, ...a Study commissioned by Launceston City Council!

In light of all of the above the Development Application for the proposed Gorge Hotel should be rejected.

Submitted by

Jim Collier

> L.C.C.

LEAMAN GEOPHYSICS

COMMENTS ON GHD REPORT BY A. AHMED-ZEKI

This report, dated August 1, 2005, deals with "Seismic risk & building plan restrictions".

It emphasizes seismic risk but does note that other, more general, geotechnical issues are involved. These are not clearly stated but may include general response of the founding materials to compaction and stress, on loading. I raised some of these matters in my own original report and suggested that some of the limits involved, and material properties, be fully confirmed before any acceptance of a design concept; simply because it may not be economically feasible to complete certain options.

I agree with Ahmed-Zeki that all problems can be overcome, in engineering terms, once such ground details are known – for each building or critical structural position. Such details will vary across this quite large "site" given the peculiarities of local geology, and the large spread of constructions implied.

To these ends I have several comments.

A: Why does the report deal only with the Ingles (1991) risk assessment report when improved data and assessments exist? The Ingles report does not adequately consider all aspects of seismic risk, as noted by Ahmed-Zeki.

B: Seismic risk does not merely attach to the local faults, regardless of their location and specific local construction rules – but also to the demonstrated regional risk as applied to the local ground conditions. The Cities Program research dealt with this issue.

Further, I would not consider the local faults inactive but suggest they simply have long recurrence intervals – period unknown. The Trevallyn Fault poses the greatest local, but unknown, risk.

The demonstrated seismic risk relates to Northeast Tasmania quakes and it is against these that designs must be developed. GHD do not seem to be aware of this factor.

C: Many of the ground tests proposed are essential for any proper design formulation, and not just for appraisal of seismic risk and earthquake-resistant design. See my report and introduction above.

Given this situation I do not think the preliminary bore array to be deep enough. 20-25 m may only sample the fills and Recent deposits; it will be necessary to sample at least 25-35 m of the underlying Tertiary sediments as well.

2

D: Further detailed and building specific testing will be required subsequently as designs crystallize.

B: The budget suggested should double the borehole drilling and in-situ testing item.

I note, that pending completion of a preliminary program such as proposed by GHD, some significant elements of early concepts, propositions, artistic sketches etc may well be altered, deleted or judged uneconomic.

I trust these comments are of use,

Dr. D. E. Learnan
August 6, 2005

FILE No.	DA0127 / 2019				
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCVD 01 MAY 2019 LCC					
Doc No.					
Action Officer			Noted	Replied	
C. WRANKMORE					

ecopy. 1. MORE

Lyn Norris

From: Linda Collier
Sent: Monday, 3 June 2019 2:57 PM
To: Contact Us
Subject: For The General Manager
Attachments: Representation.pdf

Dear Sir,
Attached is my Representation in regard to Development Application DA0127/2019 - 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125 - 133 Paterson Street & 16 Margaret Street, Launceston, the proposed "Gorge Hotel".
Yours sincerely,
Linda Collier

Representation regarding Development Application DA0127/2019 - 123
Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125 - 133
Paterson Street & 16 Margaret Street, Launceston,
the proposed
‘GORGE HOTEL’

I have read the Representation prepared by Jim Collier and share and agree entirely with his concerns in relation to:

- (a) **HEIGHT of the building**
- (b) **CLIMATE CHANGE and FLOODING**
- (c) **SEWAGE**
- (d) **TRAFFIC**
- (e) **MICROCLIMATE**
- (f) **SEISMIC RISK**
- (g) **GENERAL**

In respect of seismic activity I too experienced the ‘earth tremor’ in the vicinity of the proposed Hotel site in 2004 and found it very frightening and disturbing; ...the threat is real!

I totally endorse his Representation and would like the contents of his Representation to be considered as my own.

Submitted
by
Linda Collier

Lyn Norris

From: Kirsty Mills
Sent: Monday, 3 June 2019 4:45 PM
To: Contact Us
Subject: Development Application Representation Letter

Development Application Number DA0127/2019

Address of Development: 123 Paterson Street, Launceston, Tasmania 7250

Details of Representer:

Mrs Kirsteen Myra Mills

Reason for Representing:

Dear Sir,

I am objecting to this development application on the grounds of the excessive height and overall mass of the completed proposed development, and the impact it will have on my view of the Tamar River.

I note that under 3.4 Visual impact assessment, Viewpoint 13 is Glen Dhu (Wellington Street) and Viewpoint 15 is Glen Dhu (Westbury Road). I can see why the impact score from Glen Dhu would be low, as from this viewpoint it is very difficult to see Paterson Street. However, I could not find any mention of a viewpoint higher up the hill, say on the Sandhill. This is where I live and my view of the river will be significantly impeded by this very large development, especially as it is much taller than Launceston College.

The wording under Figures 26 & 27 would have us believe that the completed project would be of a similar height to Launceston College; but Figures 11, 12, 18, 19, 21, 28, 29, 30, 31, and 47 would tend to indicate otherwise.

Most of the photos taken to show potential impact seem to have been taken looking south toward the Paterson Street side of the proposed hotel and show how the development would not exceed the ridgelines of East and West Launceston. I didn't, however, see any photos showing how much of the view of the river will be blocked out when looking North (towards the Brisbane Street side of the proposed hotel) down the Tamar River and valley from a viewpoint on the Sandhill, for example. From my house when looking down the river, the roof of Launceston College is in the trees near the foreshore; it is a 3 storey building. How much view of the river basin will I, and many other Launcestonians lose when there is a 9 storey, very large building taking up the space located at the proposed development address?

The application refers to other 39m buildings in Launceston area, but you can't compare 'apples with pears'.

The grain silos were built in an industrial area and there were many buildings and structures of all shapes and sizes around them. As the land in Invermay is flat the reclaimed silos do not obstruct views of the river.

The Myer building and the Telstra Exchange building are both located in the CBD amongst other buildings, and they do not obstruct views of the river.

I believe this proposed 39m high building will be grossly out of scale because it will be on it's own and is extremely likely to inhibit views of key landscape features - namely the Tamar River and the basin where it meets the North Esk and South Esk Rivers. There are photomontages from the Sandhill, so we can only guess at the impact. In addition to the neighbours nearest this proposed development, it is from the Sandhill that I believe the greatest impact of this development will be felt.

I am not against the potential of development on the sight at 123 Paterson Street, just don't let it be taller than Launceston College.

Please don't sell out OUR VIEW of OUR RIVER.

Yours sincerely,

Kirsteen M Mills
02/06/2019

From: Mayor
Sent: Monday, 3 June 2019 4:47 PM
To: Contact Us
Subject: FW: Gorge Hotel Plans

Can this be added to ECM and tasked to Mayor please? Thanks

Executive Assistant to the Mayor | City of Launceston
| www.launceston.tas.gov.au

From: Paul
Sent: Friday, 24 May 2019 5:02 PM
To: Mayor <Mayor@launceston.tas.gov.au>
Subject: Gorge Hotel Plans

Hi,

I am a very concerned Launceston resident, and I recently became aware of the plans to build a massive mini skyscraper hotel of around 9 stories in height, next to the TRC Hotel in Launceston. I have seen diagrams of this building, and it can only be called a monstrosity. It is not only extremely ugly, but it is totally out of keeping with ALL surrounding buildings. It looks totally out of place and ridiculous at the present planned location, but it would also look ridiculous and out of place anywhere in Launceston. There are countless other places in Launceston where a 5 star hotel can be built, although hopefully they would not be as ugly as this. I very much hope the Launceston City council is not even considering giving this monstrosity the go ahead, if so it would be like a millstone around your necks in future, one which would be looked back on with shame, and seen as a real destruction of Launceston's beautiful look. It would completely destroy one of the big tourist draw-cards which Launceston has. That Launceston is not Sydney or Melbourne, we don't have massive ugly buildings jutting out everywhere, we don't have skyscrapers or mini skyscrapers like this monstrosity. People come to Launceston as tourists because they want to see a beautiful little city which does not remind them of Sydney or Melbourne.

If any of you Launceston Councillors would like to see this building built, then please go and live in Sydney or Melbourne, as ugly mini skyscrapers jutting out ruining the whole area is obviously the kind of place you want to live in. Launceston markets itself as a beautiful natural place to visit, where you can escape the hustle and bustle of Sydney or Melbourne, and come to see a beautiful little historic city, much of its architecture lovely and old. Building this monstrosity would totally destroy the whole skyline of the area, and this area is a very scenic area for tourists, relatively close to a lighted walking track that leads to the Gorge. Development for developments sake is not always good, and this would be a massive mistake giving this monstrosity the go ahead. I have also noticed in the diagrams which have been provided, this ugly hotel looks even smaller than it would actually be. Nine stories is very high, which compared to the Launceston College across the road, would be towered over by this monstrosity, and it would tower over the whole area. So, the developers have not been honest with how high it would actually be if built, it would in reality be much higher than it looks in the diagram. Another problem is this area is busy enough already, many times throughout the day there is a lot of traffic around that corner. It is a totally ridiculous place to build anything like that. I have spoken to many Launceston residents about this and when shown the diagram and told of these plans to build this massive tall hotel in this small area, everyone I spoke to said things like "you have got to be joking" "that is a joke, stupid", "that is ridiculous", and some expletives along with that. I sincerely hope you will take on board these concerns, and will not give this massive monstrosity the go ahead, especially in this small area, it is a totally ridiculous idea, and would ruin the

whole area. It would also put a dagger in the heart of the very reason tourists come to see Launceston, to see a beautiful little city, which does not have massive ugly monstrosity buildings like this. Thank you, Paul Throssell, [REDACTED]

HERITAGE PROTECTION SOCIETY (TASMANIA) INC.

15 May 2019

Mr Michael Stretton
General Manager
Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250

By email to Michael.stretton@launceston.tas.gov.au

Dear Sir,

Re: DA0127/2019. 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street, & 16 Margaret Street, LAUNCESTON Visitor Accommodation, Food Services, General Retail and Hire, Community Meeting and Entertainment, Sports and Recreation and Vehicle Parking – construction of a hotel and mixed use development including signage, and consolidation of lots (re-advertised).

This application was re-advertised on Saturday 11 May 2019 and the advertising closes on 27 May 2019.

On Monday 13 May, I requested an appointment to view Council's file concerning this application. This occurred yesterday morning, when another member of the HPS(T) Inc. executive, Mr John Green and I attended the Service Centre. There were a number of matters of interest noted, but this correspondence is limited to a concern we now have regarding the advertising of this re-advertised application.

I asked the Planning staff the reason why the original application was re-advertised, as I was aware of a number of concerns from different parties having been made, and was told that it was because not all of the addresses for the subject development site, had been included in the advertisement.

We had observed that the Public Notice in The Examiner newspaper included all of the information noted at the top of this letter, however, I pointed out that the Public Notice published on Council's website, still did not include all of the addresses. Not all interested parties learn of Development Applications from the newspaper, and in part due to Council's participation in the "Planning Alerts" web service, go directly to Council's website.

Attached here is a copy of that webpage, of which I took a screenshot, this morning. Please note that the only address noted in relation to DA0127/2019, is 123 Paterson Street (this is the Fuel Station).

I then made an on-site inspection of the Notices that are to be erected on the subject land, and photographed each of them.

1. Attached to the Fuel Station, facing Paterson Street, is a Notice referring to 123 and 125-133 Paterson Street only, **but refers to information with representations closing on Wednesday 1 May 2019.**
2. Attached to the Fuel Station, facing Margaret Street, is an identical Notice to 1, (above).
3. Attached to the front wall of the TRC Hotel, facing Paterson Street, is an identical Notice to 1 & 2 (above).
4. Attached to a services bollard on the footpath in front of the car park, facing Margaret Street, is a Notice referring to 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-123 Paterson Street, and 16 Margaret Street, **and refers to information with representations closing on Monday 27 May 2019.**
5. Attached to the iron railings of the car park, facing Brisbane Street, is an identical Notice to 4 (above).

All of the site notices refers enquiries to Council's website which only identifies the land as 123 Paterson Street (see screenshot).

The link on the website contains an unusually large file, which on my computer takes a minimum of 5 minutes to download, for which there is no warning or information to that effect, and is possible to contend an enquirer may not realise and simply 'give up.' It is also likely that few 'home' computers will have the capacity to download, then open the 580 odd pages on that file.

It is our submission that this application has once again not been advertised properly, give the various omissions in the addressing of the Development Site, and the errors on the Notices as to the correct closing dates.

Accordingly we submit that the advertising provisions have not been met in order to validate this application, and that the defects identified will be required to be remedied and, regrettably, once again, re-advertised for the statutory period.

Given that a number of members of our association are intending to make representations in relation to this Development Application, and are now awaiting further advice as to the timetable for the statutory advertising period, we ask if you could advise us by return at the earliest possible opportunity, whether the application is to be again, re-advertised?

We await your response.

Yours faithfully

Lionel J. Morrell
For and on behalf of
Heritage Protection Society (Tasmania) Inc.

Enc. Photographs noted

From: Rocelyn Ives
Sent: Monday, 3 June 2019 11:15 PM
To: Contact Us; Philippa Glover
Subject: Re submitting comment on Development Application Number: DA0127/2019
Attachments: DA Comment Gorge Hotel .docx

Please accept the attached comment .

I did submit previously (May) . The attached comment is an updated version.

Many thanks

Rocelyn Ives

Michael Stretton
Manager
City of Launceston Council

June 3, 2019

Re Comment on DA 0127/2019

Property Address:
123 Paterson Street
LAUNCESTON TAS 7250

Representation from :

Property Legal Description:
Lot 3 RP 151150 Vol 151150 Fol 3
Application ID: DA0127/2019

Summary

- Due process governing building /hotel height
- Impact of height of the Gorge hotel proposal
- Architecturally incongruent/ visual impact
- Site location/ viewpoints
- Gorge management (*Reimagining the Gorge/ Gorge management plans*)
- Compromising heritage values
- An imbalance of tourist accommodation offerings (4-5*) and services in Launceston.

Due process

It is significant that the now passed into legislation building height regulations, which were thoroughly canvassed last year with public input and discussion, has not preceded this proposal. To advertise this DA for sign off x COL council when community consultation and expert input up to the end of 2018 existed but had not yet been finalized by council, bears scrutiny. For this proposal the building height will be decided according to council discretion, which brings the process of accepting a height of 39 metres into question. For the height reason alone the proposal should be refused with an offer to review its extreme height and come back to the council with a DA that more closely meets the community expectation of a height that fits into the urban landscape.

Impact of height

Given the proposed hotel is a mere 350 metre distance from the Gorge and will visually be an imposing landmark against the skyline, there will be a significant detractor from the hill and dolerite scape just beyond. Because the Gorge is the attraction of being a natural oasis in an urban landscape famed for its visual access from the CBD looking toward West Launceston and the Tamar, from Royal Park and alongside the West Tamar, the Cataract Gorge will be dwarfed and in some places hidden from some aspects. Proponents

suggest the use of glass and concrete in the tower will be in sympathy with the imposing dolerite elements of The Gorge. It will in fact be the opposite.

The proposed futuristic hotel should not be built because it is totally incongruous with the architecture of Launceston and close to the Gorge is a challenge to the dolerite cliffs, which are iconic and central to the appeal of Launceston and the heart of the city namely the Cataract Gorge. No high rise hotel should be allowed anywhere near the Gorge because it visually interrupts the view towards the Gorge and as stated in the "Reimagining the Gorge Project " (March, 2015) community engagement summary document under Theme(7) Accommodation: "Establishing accommodation options near or within the area was not strongly supported ..."
In my opinion any commercial accommodation building within view of the natural features of the Gorge is simply made man visual pollution.

The concrete and glass material in such a large lofty mass will be imposing and distract from the Gorge itself especially the geological and natural elements.

To argue the height is no greater than the Silos hotel or Myer or Telstra buildings is missing the point of where the hotel is to be located in front of and alongside significant natural features. These former three and indeed the most recent approved construction in Cimitiere Street, are distant from the most significant Launceston and world- renown landmark.

The Silos was already there and there has been general agreement that the Telstra and Myer building are totally inappropriate edifices in Launceston placed amid the heritage buildings that are so valued.

Location:

Traffic issues will be created because of the restrictive nature of the intersection and further up Paterson Street towards Kings Bridge. There is no solution without huge traffic management and road access changes required to help the traffic flow towards the West Tamar and Trevallyn. Movement of students at colleges and TAFE in this area also needs to be considered with regard to safety with increased traffic and people movements.

Sincerely,
Rocelyn Ives

Lyn Norris

From: Lisa Walkden
Sent: Tuesday, 4 June 2019 2:17 PM
To: Iain More; Contact Us
Subject: Re: DA0127/2019 - Representors & Meetings

I did
But will post it into this email and I'm unable to make Thursday's meeting because I work outside of Launceston on that day

This hotel development is out of proportion to the area and will be blocking the view from West Launceston for many residents.
The developer owns much land behind the building and should build a hotel with a lower profile by using some of the car park land to make it less obtrusive in the environment.
The developer should not be given any favours as in recent years some very beautiful homes were demolished and once the car park was established all Paterson st in that area now have 3 hour parking and you have to pay I -this is very unfair for the students who study at Launceston College.
The proposed carpark needs to stay a single story so that it doesn't overwhelmed the houses that are in its vicinity.
Lisa

Dear representor,

As you may be aware, application DA0127/2019 (the Gorge Hotel) was required to undertake further advertising due to clerical errors under the previous advertising.

The latest advertising period finished yesterday, Monday the 3rd June.

As a previous submitter, we note that you did not provide a new representation during the latest public exhibition period.

As such, the advertising period has been extended until 5.00pm this Wednesday, 5th June.

If you would like to make a new representation, or submit your previous representation, you will need to ensure it is lodged by then.

You can make your representation in person at Council Offices, or alternatively email to contactus@launceston.tas.gov.au

You will need to provide your name and contact details, as well as referencing the application number DA0127/2019.

Furthermore, you are invited to attend the representor meeting for the application to be held on

Thursday 6th June 2019

1.00pm - 3.00pm

John Duncan Room - Albert Hall

Please note that the meeting is intended to further understand the concerns raised within the representations received, and is not designed to provide responses to the concerns.

Kind Regards,

Iain More | Town Planner | City Development | City of Launceston
T 03 6323 3382 | www.launceston.tas.gov.au



Please consider the environment before printing this, or any other e-mail or document.

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This disclaimer has been automatically added.

From: Jack Redpath
Sent: Tuesday, 4 June 2019 3:56 PM
To: Contact Us
Subject: DA0127/2019: re-advertised

To the General Manager

I write with a representation regarding DA0127/2019 123 Paterson St Launceston

My main concerns are: Height (the planning Scheme ordinarily limits heights to 12m or =1m above immediate neighbour), overshadowing, noise from outdoor bars and restaurants, traffic congestion and insufficient parking (the Planning Scheme provisions are not met).

There are also significant concerns regarding seismic risk. Reports advise against a tower in this location which has two seismic fault lines running on the east side of Paterson Bridge abutments and another along Margaret St, so the proposed Hotel sits on a narrow strip between the two.

The site is on land prone to instability - Reference the Geological Survey of Tasmania map for Launceston showing two of the seismic fault lines passing each side of this development site.

The site is a flood prone area relying on protection from the Paterson St Levee (latest report to Launceston City Council says design protection is now reduced to 1:100 from 1:200 years because of rising sea levels and silt level in the Tamar and the risk of seismic action collapsing the levees.

In 2018, Paul Davies reported to Council that this site should not be developed higher than 15m (only 12m on southern fringe).

There is a height control that applies to the site. Clause 15.4.1 A1 of the Launceston Interim Planning Scheme 2013 requires that building height be "no greater than 12m or 1m greater than the average of the building heights on adjoining lots".

The proposal does not meet that height limit. As a result, the performance criterion in clause 15.4.1 P1 must be met.

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

I do not believe the proposal meets these performance criteria.

Thank you for reviewing my submission.

--

Jack Redpath
Campaigner
Tasmanian Conservation Trust

Celebrating 50 years protecting Tasmania - [Make a donation to the Trust today.](#)

From:
Sent: Tuesday, 4 June 2019 8:31 PM
To: Contact Us
Subject: RE: DA0127/2019.

TO: Launceston City Council
FROM: Luca Vanzino
RE: DA0127/2019

To whom it may concern

I wish to register my opposition to the Development Application noted above.

My view is that the proposal is vulgar and inappropriate in scale, location, choice of materials and design - especially as the Launceston inner city precinct is one of the architectural gems of Victorian era Australia.

A pox on the city and a pox on developers.

I am requesting that the DA be refused.

Luca Vanzino

From: Stefan W Vogel
Sent: Tuesday, 4 June 2019 9:32 PM
To: Contact Us
Subject: Submission regarding DA0127/2019

Dear Launceston City Council

I am contacting you regarding DA0127/2019

I had a careful look at the proposal and consider it inappropriate and not within the character of the inner city of Launceston. There are also danger to the public tht result from the blockage and funneling of wind by a bulk and height of the building in proximity to the highway as well as neighbouring buildings which are not adequately addressed in the proposal.

Character

If approved the proposed development will be dominating the innercity street scape and as presented in Figure 18 it will block a significant view onto the city.

The figure 22, is highly misleading as the tall building examples provided are not in Launceston and thus should not be relevant in determining. The bulk of the proposed Hotel block should neither be compared to the much slimmer Telstra exchange and the Centenary Tower. The silos hotel is using an existing building and the building itself is outside of the city centre (figure 23).

Figure 30/31 clearly demonstrates that the proposed development dominates the streetscape and does not fit within the character of the innercity of Launceston. The use of the word scrappy streetscape is further a sign of the disrespect of the developers to the character of Launceston. Idyllic and lovable would be a much better word to characterise the inner city street scape of Launceston.

Figure 42, the line drawn in Figure 42 as apparent height to the three story Launceston College is highly misleading. The line should be an extension of the hotel's roof line which would clearly show the dominating aspect of the bulk of the building in comparison to the surrounding

The shadow diagrams further show significant and unacceptable overshadowing at street level with significant impact on neighbouring buildings in winter, removing solar heat gain from these buildings in the afternoon, causing significant higher heating costs for the respective property occupants.

Risk to the public

Further on the bulk of the development will have significant impact on airflow in the Launceston basin and blocking and funnelling of wind around the building could have at times of strong wind negative impact on the surrounding car traffic to the degree that strong gusts could impact passing trucks and even cars to swerve with the potential for accidents. Most recently high wind gusts caused the shattering of window in a similar free standing building at 40 Bathurst street in Hobart, and destruction of a roof top sign neighbouring property harming pedestrians.

The wind tunnel effect as well as other environmental impact of the development have not been addressed by the proposal.

I thus do ask the Launceston City Council to reject the proposed development as the development does not fit into the character of inner city Launceston and the development poses a risk to the public, which has not been adequately addressed.

Kind regards

Stefan Vogel

--

--

It's the effort we make
 what keeps our love alive
We can't change people,
 we can only hope we have a positive impact on them

Stefan Vogel

Glaciologist, Coach

Scientist and Technology Consultant

Outdoor and Leadership Skills Provider

Photographer and Adventurer

From:
Sent: Wednesday, 5 June 2019 1:59 AM
To: Contact Us
Subject: Gorge Hotel?

Town Planning Dept.,
City of Launceston,
Town Hall
St. John street,
Launceston
7250

Dear Sir/Madam,

Development Application DAO127/2019
123 Paterson St., 270 Brisbane St., 16 Margaret Street.

I was horrified to see the proposal for a 40 metre high, 9 story Hotel crammed into a restricted space in one of the oldest parts of Launceston. I had thought it strange the L.C.C had allowed the old houses on the site to be demolished just to build a car park knowing how protective you were about heritage buildings.

Launceston has maintained height restrictions on buildings to what I believed to be 6 stories, to fit in with the skyline and not overshadow the heritage buildings that so many visitors appreciate. Yet it would appear that new buildings are getting higher.

There are a number of reasons that this building concerns me:

- *The land in this area is not stable as it was originally swamp land with a rivulet running through it
- *The building is out of place, unattractive and does not fit in with the surrounding buildings in the area.
- *It is a disastrous backdrop to the Penny Royal and will spoil the atmosphere of the old buildings that surround the entrance to the Gorge.
- *It is far too tall and dominating, will overshadow the surrounding business and homes and will be a gross invasion of their privacy.
- *The Petrol station on the corner would have to create a safety hazard for all concerned.

Whilst it is good to see Entrepreneurs investing in the development of Launceston you cannot bend the rules for them. In the right place it would be a great asset, but unless it conforms to its surrounding it is a monstrosity and a blight on the skyline.

Yours faithfully,
Ms V.M. Redburn

contactus@launceston.tas.gov.au
4th June, 2019

P.S. I did re-submit this representation and expected some simple clear communication in return. However this hastened process seems to have been handled unprofessionally, is very confusing and lacking in transparency. Therefore I would like to attend the meeting on Thursday 6th June at Albert Hall.

V.M.Redburn

IVAIN MORE

Resubmitted:

Town Planning Dept.,
City of Launceston,
Town Hall
St. John street,
Launceston
7250

Dear Sir/Madam,

FILE No.	DA0127/2019			
EO	✓	OD	Box	✓
RCV'D 05 JUN 2019 LCC				
Doc No.				
Action Officer	Noted	Replied		
e. W. Cantmore				
e. 09/15.000				

Development Application DA0127/2019
123 Paterson St., 270 Brisbane St., 16 Margaret Street.

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V.M. Hearne

From: Iain More
Sent: Wednesday, 5 June 2019 9:25 AM
To: Contact Us
Subject: FW: Submission re Gorge Hotel DA127/2019

Importance: High

Hi guys,

Can this please be placed in the records as a representation for DA0127/2019.

Thanks,

Iain More | Town Planner | City Development | City of Launceston
T 03 6323 3382 | www.launceston.tas.gov.au

Sent: Tuesday, 4 June 2019 3:56 PM
To: Iain More <Iain.More@launceston.tas.gov.au>
Subject: Submission re Gorge Hotel DA127/2019
Importance: High

Dear Ian Moore,

I did send a second submission on 14th May and received an acknowledgement from [REDACTED]. The original submission was sent to you on 24th April.

Here is a copy of the second submission as you seem to have lost it? I have already RSVP'd to the meeting on 6th June

Cheers Estelle Ross

Re The Proposed Gorge Hotel on cnr of Paterson and Margaret Streets Launceston re DA127/2019

I have had a close look at all the photographs of the proposed Hotel and must admit that it is a stunning concept, but it is totally out of keeping with the current ambience of the area.

Its height alone would block the scenic views from the City over Kings Park, Stillwater, Penny Royal, the bridges and the cliffs surrounding the gorge.

Tourists can see modern multi-storey hotels anywhere in the world but they come to Launceston because we are different and because we have wonderful heritage buildings, parks and proximity to the gorge and the river environs and it would be a shame to denigrate that which draws them here.

I would have thought that it would also infringe on the city's building height regulations. It is also on a fault line and so could be at risk from an earthquake.

I am therefore not in favour of the proposal and would urge that the plan be rejected.

Kind regards Estelle Ross

May 14th 2019

From: Chris Penna
Sent: Thursday, 30 May 2019 5:13 PM
To: Contact Us
Subject: Re: DA0127/2019 Gorge Hotel Development

Here is my resubmitted representation if it is required,
Thank you
Chris Penna

On Wed, May 1, 2019 at 2:34 PM Chris Penna

wrote:

I write to represent my opposition to the proposed Gorge Hotel Development at 123 Paterson St.

My reasons are as follows:

The height is above accepted limits and will negatively impact the visual amenity of the area and affect sightlines from the south. In my view Launceston should be capitalising on and promoting its low rise heritage, and not destroying it - compare Lton with Ballarat which has a sound, popular and attractive vision to maintain its heritage ambience and character - and it is benefiting.

There will undoubtedly be significant overshadowing
Parking has not been adequately addressed, and local traffic in Paterson and Margaret Sts, already busy and sometimes congested, will be increased.

There are two known fault lines very close - one N-S and the other E-W.

Flooding and evacuation will always be an issue, and the recent updated BMT flood modelling and Mapping reports should be a major influence in CoL planning.

Why take risks when good options are available?

A smaller development would obviate some but not all of the issues raised above. Why does the CoL seem to support development for development's sake? - future generations will not review these decisions kindly,

Thank you
Chris Penna

Lyn Norris

From: PlanningAlerts <contact@planningalerts.org.au> on behalf of Jarad Murray
Sent: Tuesday, 21 May 2019 12:50 AM
To: Council
Subject: Comment on application DA0127/2019

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0127/2019
Address 123 Paterson Street Launceston TAS 7250
Description Visitor Accommodation, Food Services, General Retail and Hire, Community Meeting and Entertainment, Sports and Recreation and Vehicle Parking - Construction of a hotel and mixed use development including signage, and consolidation of lots (re-advertised) at 123 Paterson Street, 270 Brisbane Street, 18 Margaret Street, 125-133 Paterson Street and 16 Margaret Street, Launceston
Name of commenter Jarad Murray
Address of commenter
Email of commenter

Comment

I've had a brief read of the DA and the proposed plan. I support the design and the height of the design. Yes it is taller than anything near by, but as the renders in the DA show, it's size will not be too significant from any distance and frankly, i'm sick of seeing good modern designs opposed because they don't fit in. Maintain the heritage we have and keep the areas where it is significant in tact, but this is not one of those areas and we don't live in the 1800s anymore. God forbid we end up with another Grand Chancellor monstrosity that is poor piece of architecture with a lame attempt at character.

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